



Poplar Street

Chorley, PR7 3EN

PRICE OFFERS IN EXCESS OF £160,000



Delightful end terrace property with three bedrooms, close to primary transport routes and town centre amenities in a popular residential area. The block paviour front garden leads to the main entrance. Step into the vestibule and from there into the hallway and the lovely bright bay fronted lounge with gas fire. To the rear, the spacious second reception room benefits from a wood burning stove and opens to the modern kitchen comprising a range of wall and base units with ceramic hob, electric oven and grill, with a separate utility room having space, power and plumbing for additional appliances. Step outside into the south facing courtyard garden where you can relax at the end of a busy day. To the first floor, bedrooms and two are good sized doubles to the front and rear respectively, and bedroom three is currently used as a home office. The family bathroom comprises tiled flooring and elevations, bath with screen and mixer shower over, wc and wash hand basin. This lovely home is ready to move into and would also make an excellent investment where you could expect a return of around 5%. Do give us a call to arrange a viewing and make it yours. Council tax A, EPC D, Leasehold £1 per annum.

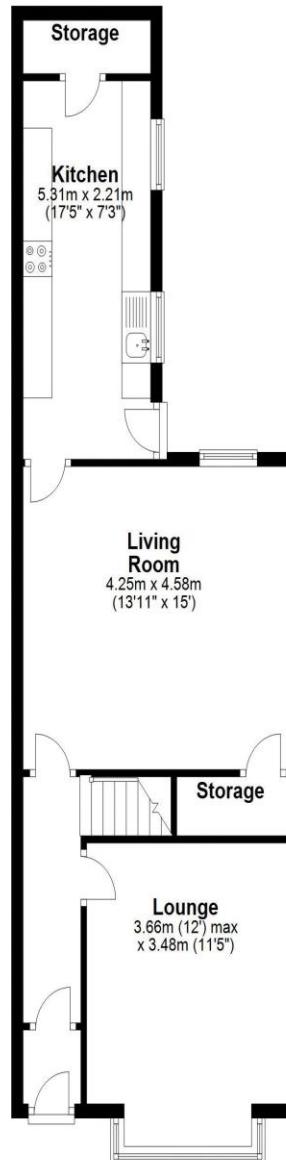


- Beautiful end terrace
- Three bedrooms
- Modern kitchen and bathroom

- Close to town centre amenities
- Media tour
- Excellent investment opportunity

Ground Floor

Approx. 55.4 sq. metres (596.5 sq. feet)



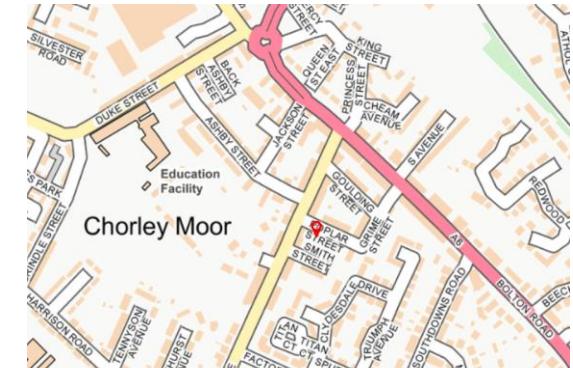
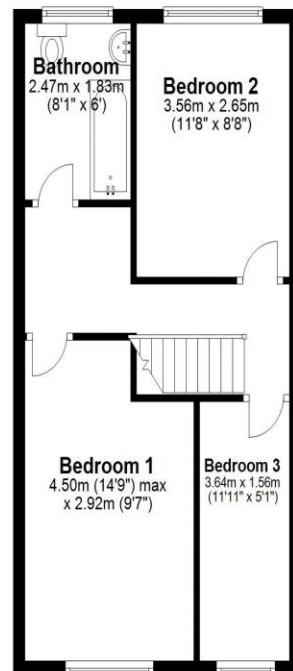
Total area: approx. 96.4 sq. metres (1037.2 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.

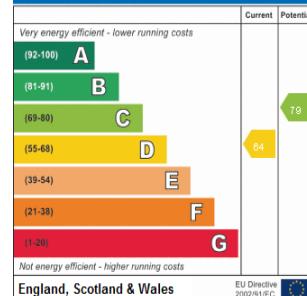
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

First Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



Energy Efficiency Rating



Address:
Poplar Street



Eccleston

265 The Green, Eccleston PR7 5TF
Tel: 01257 451673

Coppull

244 Spendmore Lane, Coppull PR7 5DE
Tel: 01257 794588

Email: office@hometruthslancs.co.uk
www.hometruthslancs.co.uk