



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Eaves Lane, Chorley, PR6 0TR

### £795

A CONVENIENTLY LOCATED THREE-BEDROOM HOME

Welcome to this charming mid-terrace house located on Eaves Lane in the heart of Chorley. This property boasts one reception room, three cosy bedrooms, and a well-appointed bathroom, making it ideal for a couple or a small family looking for a comfortable home.

Situated in a convenient location close to Chorley centre, this house offers easy access to all the amenities, shops, and entertainment options the town has to offer. The low maintenance yard is perfect for those who prefer a hassle-free outdoor space, allowing you to relax and unwind without the need for extensive upkeep.

Whether you're looking to settle down in a peaceful neighbourhood or seeking a property with great potential, this mid-terrace house on Eaves Lane is sure to capture your heart. Don't miss out on the opportunity to make this lovely house your new home sweet home.

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# Eaves Lane, Chorley, PR6 0TR

£795



- Tenure Leasehold
- On Street Parking
- Fitted Kitchen And Three Piece Bathroom Suite
- Close Proximity To Local Amenities
- Council Tax Band A
- Three Bedroom Mid Terraced Property
- Enclosed Ample Sized Rear Yard
- EPC Rating D
- Ideal Home For A Small Family Or Couple
- Easy Access To Major Commuter Routes

## Ground floor

### Entrance

UPVC double glazed frosted door to reception room.

### Reception Room One

13'6 x 12'11 (4.11m x 3.94m)

UPVC double glazed window, central heating radiator, ceiling rose, coving, two feature wall lights, living flame gas fire with granite hearth, surround and wooden mantle, television point, partial wood panelled elevations and door to kitchen.

### Kitchen

13' x 11'8 (3.96m x 3.56m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, oven with four ring gas hob, extractor hood, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, space for under counter fridge and freezer, plumbed for washing machine, wall mounted boiler, carbon monoxide alarm, tiled flooring, UPVC double glazed frosted door to rear, door to under stairs storage and stairs to first floor.

## First Floor

### Landing

Loft access, smoke alarm, doors to three bedrooms, bathroom and storage.

### Bedroom One

12'10 x 10'9 (3.91m x 3.28m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

9'1 x 8'9 (2.77m x 2.67m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

7'4 x 6'10 (2.24m x 2.08m)

UPVC double glazed window and central heating radiator.

### Bathroom

9'10 x 4'10 (3.00m x 1.47m)

Central heating radiator, low bowl WC, pedestal wash basin, wood panelled bath with over head electric feed shower, part tiled elevation, extractor fan, part wood panel elevations and vinyl flooring.

## External

### Rear

Enclosed yard with a gate to a shared access road.



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