

# GUILDHALL

SALES & LETTINGS



## 2 Stephenson Street

Chorley, Lancashire, PR6 0RX

£130,000



\*\*\*END-TERRACED PROPERTY IN EXCELLENT LOCATION\*\*\*

Guildhall Sales and Lettings are proud to present this gorgeous, three bedroom end - terraced property to the market, within close proximity to local amenities, commuter links and schools, this property is not to be missed!

Boasting deceptively spacious accommodation, this property is well suited for first time buyers, small families or buy to let investors and internally comprises briefly:

Entrance to the reception room providing access to a spacious dining room housing the staircase to the first floor and door leading to this excellent contemporary galley style kitchen. From the kitchen is access to the rear garden. To the first floor are three bedrooms and a three piece family bathroom suite.

Viewings are essential, for further information or to arrange a viewing, please call our team on 01772 769999. For the latest upcoming properties, make sure you are following our Instagram @guildhall\_ea and Facebook @guildhallsalesandlettings.



### Vestibule 3'1' x 2'9' (0.94m' x 0.84m')

Vestibule with access in to reception room one

### Reception Room One 13'11' x 13'2' (4.24m' x 4.01m')

Double glazed bay window, Central heating radiator, Access to reception room two

### Reception Room Two 10'10' x 8'9' (3.30m' x 2.67m')

Double glazed window, Central heating radiator, Laminate flooring, Access to kitchen, Stairs to first floor.

### Kitchen 12'0' x 6'0' (3.66m' x 1.83m')

Double glazed window, central heating radiator and is fitted with a range of wall and base units with laminate surfaces, stainless steel sink, electric oven, electric hob, gas combi boiler, laminate flooring and access to rear yard.

### Landing

Storage Cupboard, Access to all 3 Bedrooms and Bathroom

### Bedroom One 13'2' x 8'9' (4.01m' x 2.67m')

Double glazed window, Central heating radiator

### Bedroom Two 10'10' x 8'9' (3.30m' x 2.67m')

Double glazed window, Central heating radiator

### Bedroom Three 10'2' x 5'4' (3.10m' x 1.63m')

Double glazed window, Central heating radiator

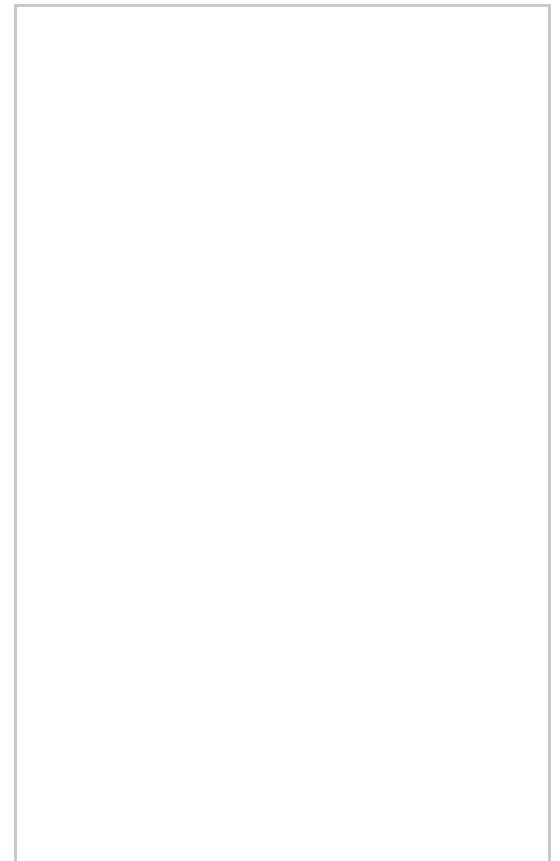
### Bathroom 8'2' x 5'10' (2.49m' x 1.78m')

Tiled walls, Double glazed window, Towel radiator, Vinyl flooring

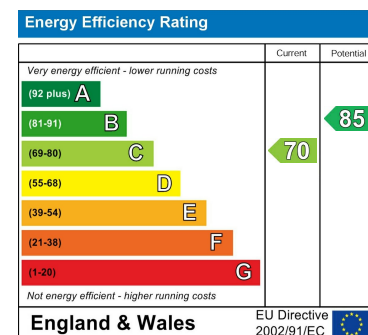
### Area Map



### Floor Plans



### Energy Efficiency Graph



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.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>