

GUILDHALL

SALES & LETTINGS



6 Victoria Terrace

Abbey Village, Chorley, PR6 8DB

£200,000



AN ENVIABLE TWO DOUBLE BEDROOM MID TERRACED PROPERTY IN A SOUGHT-AFTER LOCATION

Beautifully presented and maintained throughout this enviable two-bedroom property situated on a popular terraced row, in a sought after on the edge of Abbey Village, close to network links, local amenities and local schools, as well as network links to Chorley, Blackburn and major motorway links. With stunning original features, spacious rooms and neutral decor, this property is ideally suited to a young family or professional couple.

Boasting high quality finishes and deceptively spacious accommodation, the property comprises briefly; Entrance vestibule with original tiled floor and feature tinted glass door leading to a hall. The hall houses a staircase to the first floor and provides access to two fantastic sized reception rooms, the second of which provides through access to a fitted, traditionally styled kitchen which then guides you on to a lean-to utility. To the first floor you will find two double bedrooms and a spacious four-piece bathroom. Externally there is an enclosed, laid to lawn garden with planted beds.

For further information or to arrange a viewing please contact our team at your earliest convenience.



Ground Floor

Entrance

Composite double glazed front door to vestibule.

Vestibule 3'7 x 3'1 (1.09m x 0.94m)

Coving, dado, part tiled elevation, meter cupboard, original tile floor and hard wood single glazed frosted door to hall.

Entrance Hall 13'2 x 3'1 (4.01m x 0.94m)

Central heating radiator, coving, corbel, two feature wall lights, wood effect floor, doors to two reception rooms and stairs to first floor.

Reception Room One 13' x 12'4 (3.96m x 3.76m)

UPVC double glazed window, central heating radiator, coving, open coal gas fire with tiled hearth, cast iron surround and hard wood mantel, television point, wood effect floor and open to reception room two.

Reception Room Two 14'7 x 12'7 (4.45m x 3.84m)

Hard wood single glazed window, central heating radiator, coving, ceiling rose, tiled fire place with hard wood mantle, two feature wall lights, wood effect floor, door to kitchen.

Kitchen 14'7 x 9'4 (4.45m x 2.84m)

UPVC double glazed window, central heating radiator, range of green wall and base units, wood surface, tiled splash back, stainless steel sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer, plumbed for washing machine, integrated breakfast bar, boiler, coving, ceiling rose, under unit lighting, tiled floor and hard wood door to utility room.

Utility Room 6'9 x 6'1 (2.06m x 1.85m)

UPVC double glazed window, space for dryer, UPVC double glazed roof, tiled floor and UPVC double glazed door to rear.

First Floor

Landing 14'4 x 5'5 (4.37m x 1.65m)

Loft access and doors to two bedrooms and bathroom.

Bedroom One 15'11 x 13'2 (4.85m x 4.01m)

UPVC double glazed window, central heating radiator, fitted wardrobe and coving.

Bedroom Two 14'4 x 10'2 (4.37m x 3.10m)

UPVC double glazed window, central heating radiator, fitted wardrobe, original fire place and wood effect lino floor.

Bathroom 11' x 9'6 (3.35m x 2.90m)

UPVC double glazed frosted window, central heating radiator, four piece suite, freestanding ceramic bath with high spout mixer tap, rinse head, vanity wash basin with mixer tap, dual flush WC, enclosed double direct feed rain fall shower, part tiled elevation, extractor fan, spotlights, exposed stone feature wall and tiled floor.

External

Rear

Enclosed yard with patio and bedding area.

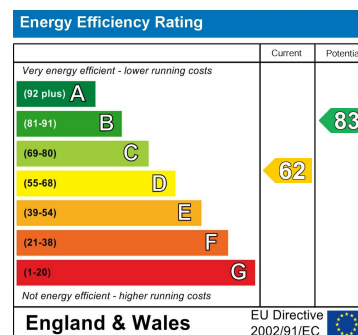
Area Map



Floor Plans



Energy Efficiency Graph



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