

GUILDHALL

SALES & LETTINGS



11 The Oaks

, Chorley, PR7 3QT

£160,000



THE PERFECT INVESTMENT OPPORTUNITY

Offering an abundance of indoor and outdoor space, no chain delay and bursting with potential, this fantastic three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Chorley on a popular estate. With added conservatory, gardens to both the front and the rear and a complete blank canvas, this property is bursting with potential and, once modernised, would make the perfect family home truly not to be missed!

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room leads on to a dining area and staircase to the first floor. The dining area leads on to a kitchen and conservatory. The first floor comprises of doors on to three bedrooms and shower room. Externally there is an enclosed garden to the rear with laid to lawn areas. To the front there is a laid to lawn garden with off road parking.



Ground Floor

Entrance

Via a UPVC double glazed frosted door to porch.

Porch 3'8" x 3'8" (1.14m x 1.12m)

UPVC double glazed frosted window and door to reception room.

Reception Room 3'8" x 3'8" (1.14m x 1.12m)

UPVC double glazed window, electric fire with limestone effect hearth and surround, coving, smoke alarm, television point, hard wood single glazed leaded double doors to dining area and stairs to first floor.

Dining Area 9'1" x 7'1" (2.77m x 2.16m)

UPVC double glazed window, electric storage heater, coving, open to kitchen and UPVC double glazed door to conservatory.

Kitchen 10'7" x 6'3" (3.23m x 1.91m)

UPVC double glazed window, range of cream wall and base units, wood effect work top, tiled splash back, stainless steel sink and drainer, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer and washing machine, wood effect floor and UPVC double glazed door to conservatory.

Conservatory 12'9" x 9'3" (3.89m x 2.82m)

UPVC double glazed window, electric storage heater, polycarbonate roof, feature wall light, wood effect floor and UPVC double glazed sliding door to rear.

First Floor

Landing 5'8" x 5'6" (1.75m x 1.68m)

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

Bedroom One 11'1" x 10'4" (3.38m x 3.15m)

UPVC double glazed window, coving and over stairs storage.

Bedroom Two 9'4" x 7'8" (2.87m x 2.34m)

UPVC double glazed window and coving.

Bedroom Three 6'5" x 6'3" (1.98m x 1.93m)

UPVC double glazed window and coving.

Shower Room 7'6" x 4'9" (2.31m x 1.47m)

UPVC double glazed frosted window, three piece suite, Low bowl WC, enclosed electric feed shower with built in seating assistance, pedestal wash basin and tiled elevation.

External

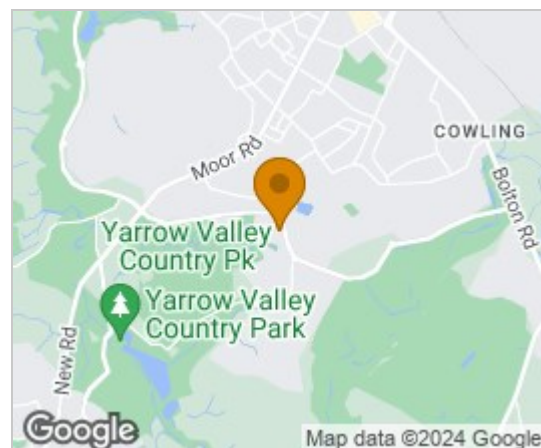
Rear

Enclosed garden with laid to lawn areas.

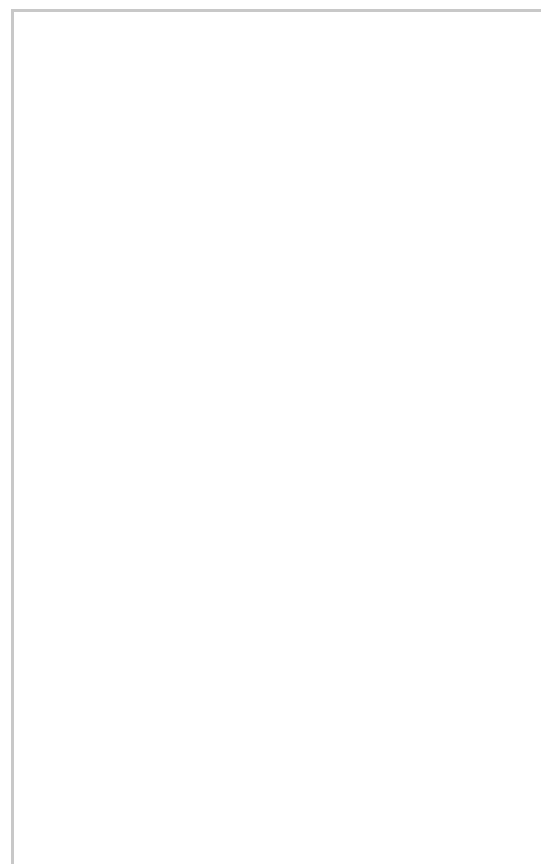
Front

Laid to lawn garden with off road parking.

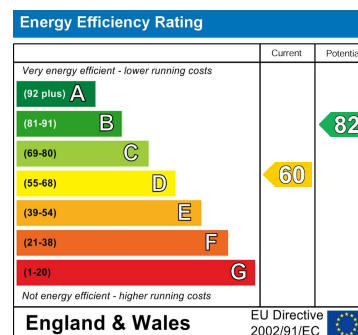
Area Map



Floor Plans



Energy Efficiency Graph



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