

# GUILDHALL

SALES & LETTINGS



## 20 Victoria Street

Wheelton, Chorley, PR6 8HG

Offers Over £190,000



**\*\*CASH BUYERS ONLY\*\***

A SUPERB TWO BEDROOM FAMILY HOME

Nestled in the heart of a popular area of Chorley, this three bedroom family home is being welcomed to the property market. Ideally suited for a family looking for a property they can put their personal stamp on to make it their dream family home, the property flows internally with spacious living accommodation and a generous garden. The property provides good access to local amenities, schools and commuter routes towards Rochdale, Manchester and Whitefield.

The property briefly comprises; entrance into the vestibule which provides access to a reception room. This reception room leads to the kitchen and has stairs to the first floor. The kitchen contains access to the utility and lower ground floor. The utility leads to a wet room and the rear exterior. The lower ground floor has a reception room which leads to a cellar room To the first floor there are two bedrooms and a bathroom. The



## Ground Floor

### Vestibule 3'11 x 3'5 (1.19m x 1.04m )

Door to reception room one.

### Reception Room One 14'11 x 11'8 (4.55m x 3.56m )

UPVC double glazed window, central heating radiator, spotlights, exposed beams, cast iron fire, wooden mantle marble effect hearth, television point, wood effect floor, stairs to the first floor, door to kitchen.

### Kitchen 11'1 x 9'8 (3.38m x 2.95m )

Central heating radiator, mix of wall and base units, space for double oven, plumbing for washing machine, integrated oven, integrated fridge/freezer, ceramic sink with drainer and mixer tap, electric hob, tiled splash backs, granite effect worktops, wood effect floor, door to door to conservatory, stair to the first floor and lower ground floor.

### Conservatory 9'0 x 5'6 (2.74m x 1.68m )

UPVC double glazed windows, central heating radiator, tile effect floor, door to shower room and rear.

### Shower Room 2'5 x 4'8 (0.74m x 1.42m )

UPVC double glazed window, central heating radiator, dual flush WC, wash basin with mixer tap, spotlights, direct feed shower, full tiled elevations, wood effect floor.

## Lower Ground Floor

### Reception Room Two 15'1 x 11'2 (4.60m x 3.40m )

Central heating radiator, exposed wood beams, exposed beams, open to bedroom two.

### Cellar Room 11'6 x 11'1 (3.51m x 3.38m)

UPVC double glazed window, central heating radiator, spotlights.

## First Floor

### Landing 2'6 x 2'5 (0.76m x 0.74m )

Loft access, door to bathroom, bedroom one and three.

### Bedroom One 15'1 x 11'7 (4.60m x 3.53m )

UPVC double glazed window, spotlights, cast iron fireplace, wood effect floor, central heating radiator.

### Bathroom 15'1 x 11'7 (4.60m x 3.53m )

Velux window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, bath with traditional taps, rinse head, wood effect floor.

## Externally

Bedding area, paved patio, shed.

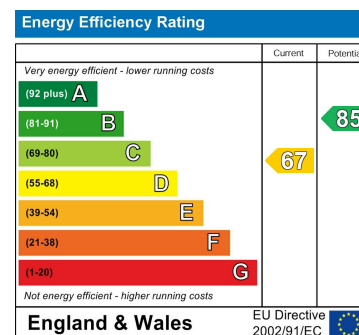
## Area Map



## Floor Plans



## Energy Efficiency Graph



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