

# GUILDHALL

SALES & LETTINGS



## 4 Millfield Road

, Chorley, PR7 1RE

£190,000



**\*\*SEMI-DETACHED PROPERTY WITH NO CHAIN DELAY\*\***

Guildhall Sales and Lettings are pleased to introduce this four bedroomed semi-detached property to the market. Situated within the well sought after area of Ashton On Ribble, within close proximity to local amenities, commuter links and schools. Boasting spacious accomodation throughout, this property is ideal for families or first time buyers and is not to be missed!

Internally comprising briefly of an open plan living kitchen dining area, ground floor shower room, four spacious bedrooms and a three piece family bathroom suite.

Externally to the rear of the property is an enclosed rear yard.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999 at your earliest convenience.





## Ground Floor

Lounge / Dining Area 15'8" x 11'1" (4.8 x 3.4)

Kitchen 12'9" x 5'10" (3.9 x 1.8)

Shower Room 8'6" x 7'6" (2.6 x 2.3)

Bedroom Four 14'9" x 12'9" (4.5 x 3.9)

## First Floor

Landing 10'5" x 5'2" (3.2 x 1.6)

Bedroom One 16'8" x 11'9" (5.1 x 3.6)

Bedroom Two 10'5" x 6'6" (3.2 x 2.0)

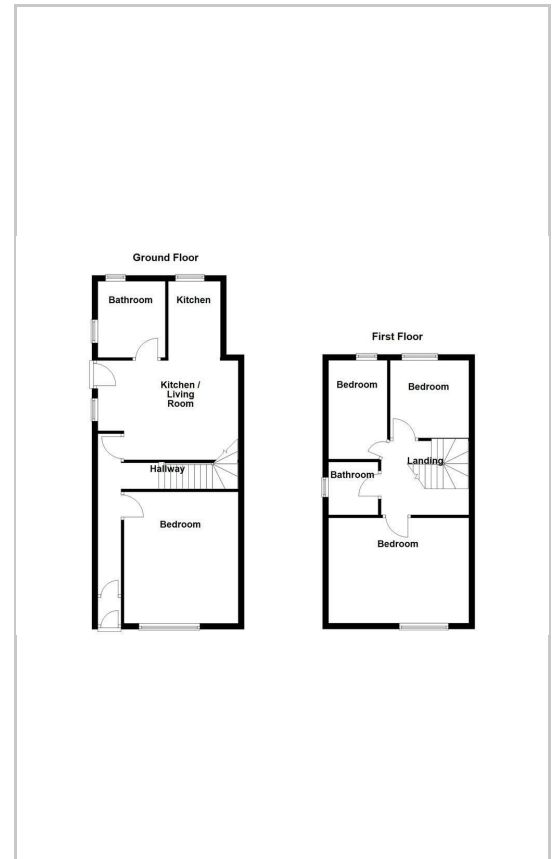
Bedroom Three 9'6" x 11'1" (2.9 x 3.4)

Bathroom 6'6" x 5'6" (2.0 x 1.7)

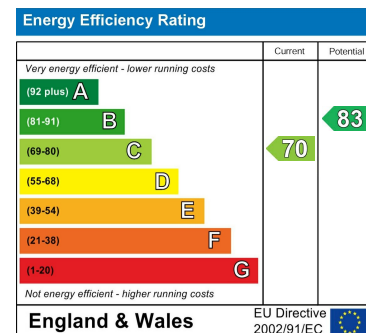
## Area Map



## 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.

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