



42 Bolton Road, Chorley

£150,000 Leasehold

Two double bedrooms plus loft room • Two reception rooms with beautiful wood panelling • Two bathrooms • Modern grey kitchen • Four piece modern family bathroom • Turn key condition property • Very desirable location • Close to motorway links • Walking distance to local amenities





Entrance Porch

Entrance door and door leading to:

Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

Storage Room

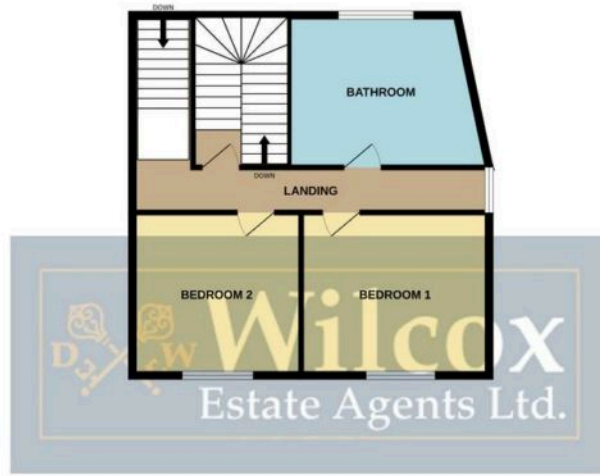
7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing

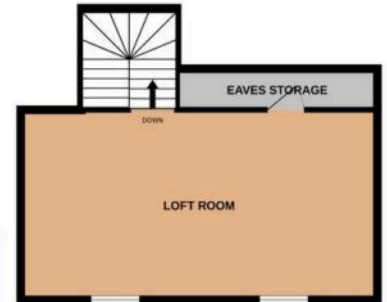
GROUND FLOOR



1ST FLOOR

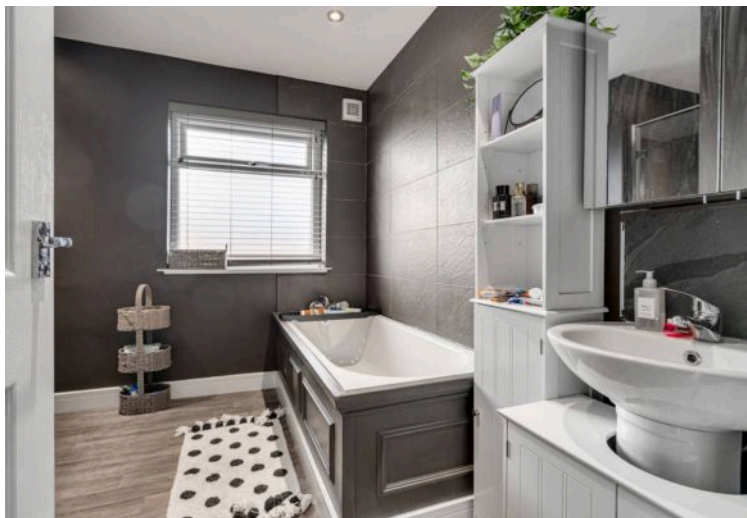


2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Introducing this charming 2-bedroom end of terrace house located in a highly sought-after area. Boasting a modern grey kitchen, this property offers a contemporary feel throughout, providing a turnkey living arrangement for its new owners. With two double bedrooms, two reception rooms adorned with beautiful wood panelling, and a loft room for additional space, this residence offers versatility and functionality for a variety of living arrangements.

The property consists of two bathrooms, including a four-piece modern family bathroom, ensuring convenience and comfort for all occupants. The layout has been thoughtfully designed to maximise space and offer a seamless flow between rooms. Impeccably presented, this home exudes a sense of warmth and style, ideal for those looking for a residence that is move-in ready.

Situated in a very desirable location, this property offers easy access to motorway links, making commuting a breeze for residents. Additionally, the close proximity to local amenities means that daily essentials are just a short walk away, ensuring convenience and practicality in every-day living.

This property presents an excellent opportunity for buyers looking to own a home in a coveted location at a competitive price point. Whether you are a first-time buyer, a downsizer, or an investor seeking a property with potential, this house ticks all the boxes in terms of location, condition, and value.

In conclusion, this 2-bedroom end of terrace house offers a blend of modern features, practical layout, and a prime location, making it a desirable choice for those looking for a property that combines style and functionality. Don't miss the chance to make this delightful residence your own and experience the convenience and comfort it has to offer. Contact us today to arrange a viewing and secure your opportunity to own this exceptional property.