



Moor Road,  
£90,000



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Moor Road, Chorley, Lancashire  
£90,000

### \*\*SOUTH FACING REAR GARDEN\*\*

Well priced with an early sale in mind this attractive mid terraced home is certainly larger than might be anticipated from first glance. The accommodation is superbly proportioned and tastefully decorated throughout, internally comprising; entrance hall, spacious lounge, sizeable dining/sitting room and a modern kitchen. To the first floor is a spacious bathroom and two extremely large double bedrooms (The master may offer the opportunity to divide and create two bedrooms subject to the necessary consents being obtained) Externally are low maintenance gardens to the front and rear. An ideal first time buy or buy to let opportunity, situated in a sought after area of Chorley the property is conveniently positioned for a broad range of shops and amenities along with schools and various transport links via rail and road. Internal inspection is highly recommended - Call today to arrange your viewing.

### GROUND FLOOR

#### ENTRANCE HALL

UPVC double glazed main entrance door to front. Stairs to first floor. Central heating radiator. Coved ceiling.

#### LOUNGE

3.85m x 3.76m (12'8" x 12'4")  
Central heating radiator. Coved ceiling. Ceiling rose. Meter cupboard. UPVC double glazed window to front.

#### DINING / SITTING ROOM

4.42m x 3.89m (14'6" x 12'9")  
Attractive feature fire place with tiled hearth. Central heating radiator. Fitted storage and drawers to alcove. Under stairs storage cupboard. UPVC double glazed window to rear.

### KITCHEN

3.32m x 2.16m (10'11" x 7'1")  
Modern kitchen fitted with a good range of wall, base and drawer units with contrasting work surfaces and under unit lighting. Inset stainless steel sink and drainer unit with mixer tap. Electric cooker point with extractor fan over. Space for washing machine and fridge freezer. Tiled splash backs. Central heating radiator. UPVC double glazed window to side. UPVC double glazed door out.

### FIRST FLOOR

#### LANDING

Spindle balustrade. Loft access.

#### BEDROOM ONE

4.95m x 3.82m (16'3" x 12'6")  
Central heating radiator. UPVC double glazed window to front.

#### BEDROOM TWO

4.44m x 3.17m (14'7" x 10'5")  
Feature fire surround. Central heating radiator. UPVC double glazed window to rear.

#### BATHROOM

3.30m x 2.14m (10'10" x 7'0")  
Spacious bathroom fitted with a three piece suite in white, comprising; panelled bath with mixer tap shower, vanity unit wash hand basin and low level WC. Laminate flooring. Tiled walls. Central heating radiator. UPVC double glazed window to rear.

### EXTERNAL

To the front of the property is a low maintenance front yard with flagging. The enclosed rear garden is South Facing and landscaped in a low maintenance fashion with Astroturf and flagged patio area.

### FLOORPLAN

### Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### Laser Tape Clause



For full EPC please contact the branch

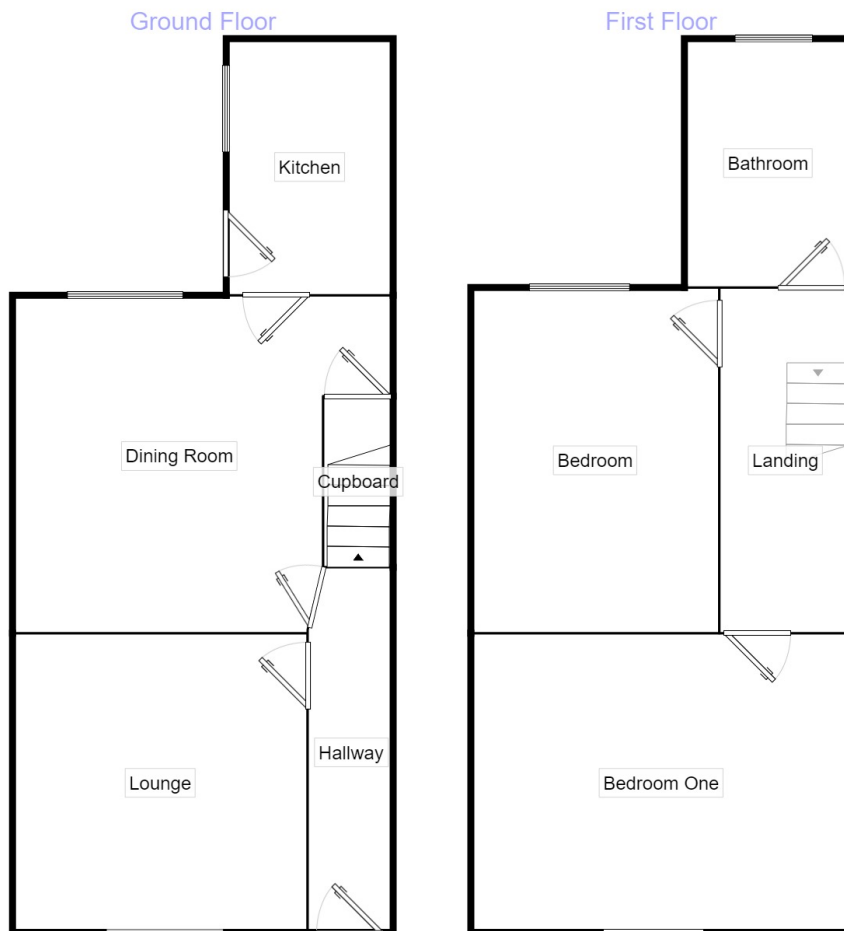
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

### Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only

### Personal Interest

Within the meaning of the Estate Agents Act 1979, the seller of this property is an associate of LSL Property Services Plc.



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