

PETER E GILKES & COMPANY

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FOR SALE

**18 SPRINGFIELD ROAD
CHORLEY
PR7 1JB**



Price: Offers Over £130,000

- Spacious & recently refurbished terraced house
- Two reception rooms
- Three double bedrooms
- Gas central heating
- Pleasant rear yard
- Convenient location close to the town centre
- Excellent opportunity for a first-time buyer or as a buy to let investment but not suitable for a House in Multiple Occupation (HMO)

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company has any authority to make or give any representation or warranty whatsoever in relation to this property.



CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

Description: This recently refurbished, street-lined terraced house provides deceptively spacious and stylishly appointed accommodation benefiting from two reception rooms, three double bedrooms, brand new kitchen and modern four piece bathroom suite.

Springfield Road is a quiet, yet convenient location close to the town centre, local schools and Astley Park. The property would make an ideal first home or alternatively provides an excellent opportunity for a buy to let investment but not suitable for use as a House in Multiple Occupation (HMO).

Accommodation: Ground Floor

(all sizes are approx)

Vestibule

Composite front door. Period coving.

Hall

Central heating radiator. Period coving.

Dining Room 3.6m x 3.5m (11'11 x 11'8)

Central heating radiator. PVCu double-glazed window.

Lounge 4.3m x 3.6m excluding bay (14' x 11'9 excluding bay)

Decorative fireplace with gas fire. Central heating radiator. PVCu double-glazed window.

Kitchen 4.1m x 2.2m (13'6 x 7'1)

New fitted kitchen including timber fronted 'Beech' base cupboards, wall cupboards and drawers complemented with 'D' handles. Ebony 'granite' effect laminate worktops with inset stainless steel 1½ sink unit. Integrated stainless steel electric oven, hob and extractor hood. Worcester central heating gas boiler. PVCu double-glazed window and French door.

First Floor

Landing

Central heating radiator.

Bedroom 1 4.3m x 3.5m (14' x 11'8)

Fitted wardrobes. Central heating radiator. Double-glazed window.

Bedroom 2 3.6m x 3.5m (11'10 x 11'8)

Central heating radiator. PVCu double-glazed window.

Bedroom 3 4.1m x 2.7m (13'7 x 8'11)

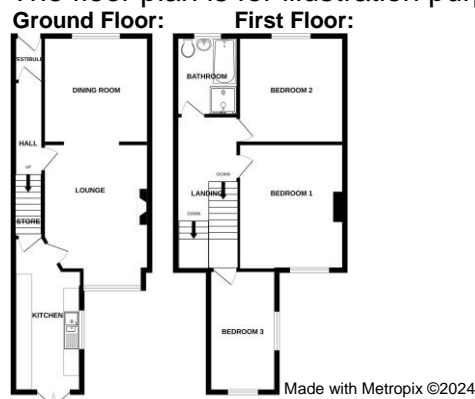
Central heating radiator.

Bathroom

Modern, white four-piece suite comprising of WC, pedestal wash basin bath and shower cubicle. Part tiled walls. Central heating radiator. PVCu double-glazed window.

Floor Plan:

The floor plan is for illustration purposes only and not to scale.



Outside: To the rear of the property is a pleasant rear yard. On street parking is available subject to a resident's permit.

Energy Rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: We understand the site is Leasehold for the residue of a 990-year term and subject to a nominal Ground Rent. Definitive details should be confirmed by your Legal Adviser(s) prior to exchange of contracts.

Assessment: According to the Valuation Office Agency's website, house has been placed in Band B and currently equates to a Council Tax of approximately £1810.

Services: Mains gas, electricity and water supplies are laid on and the drains connect into the mains sewer.

Note: All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system and any other appliances and fittings where applicable.

To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.



Dining Room



Lounge



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear Yard