

TO LET

16, Springs Road, Chorley, PR6 7AN

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents



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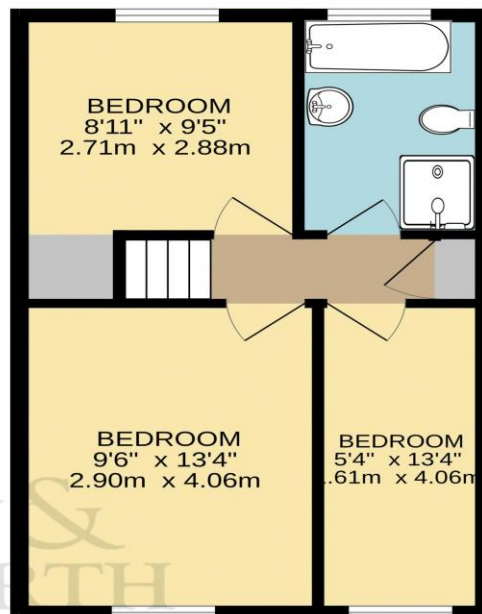
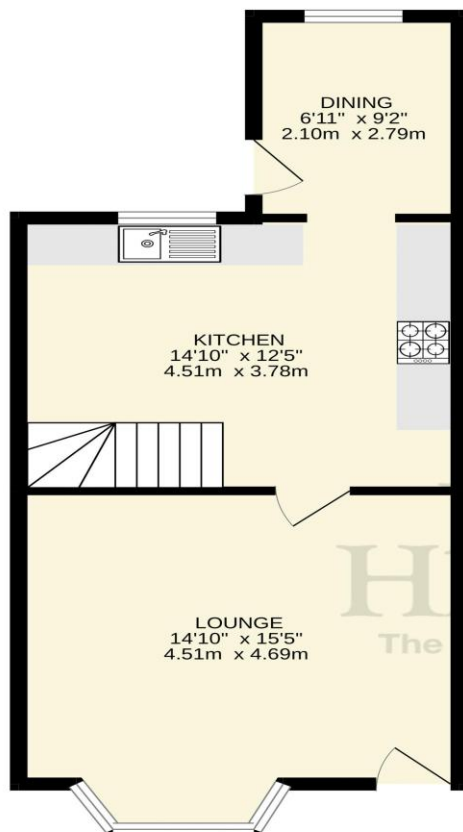
Three bed, bay fronted mid-terrace home located along a popular street in Chorley.



- Exceptional bay fronted mid-terrace home
- Modern fitted kitchen with cooker
- Family bathroom with bath and shower
- Close to schools and amenities
- Great sized reception rooms
- Two double and one single bedroom
- Front and rear gardens
- 836 SQ. FT.

Now available to let and located along a popular street in Chorley sits this impressive, garden and bay fronted mid-terrace home. Springs Road has been finished to a good standard throughout and would make an ideal home for the professional couple or growing family. The property sits close to Chorley town centre which offers a range of amenities, bus and train station, some outstanding schools for all ages and is a short drive to the M65 motorway networks. In brief the accommodation comprises of large formal lounge / sitting room located to the front with bay window, modern fitted kitchen to the rear offering a range of wall, base and drawer units and then a dining room with door leading out onto the gardens. Up on the first floor there are two large double bedrooms, a third single bedroom and then a modern family bathroom comprising of wc, sink unit, bath and separate shower unit. Externally Springs Road has a walled and gated front garden and then a good sized, private and enclosed garden to the rear. Internal inspection is highly recommended to fully appreciate the properties size, finish and outstanding location.



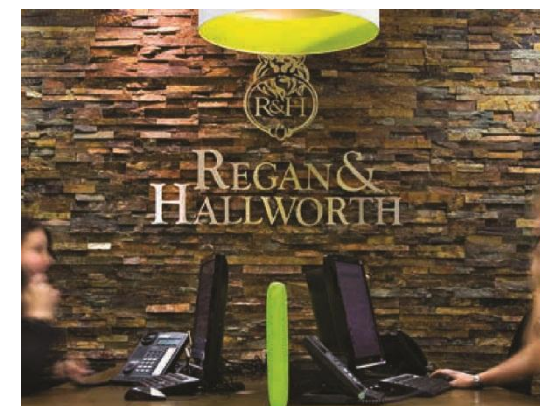


TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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