



## 1, Albert Street, Chorley, PR7 2TY

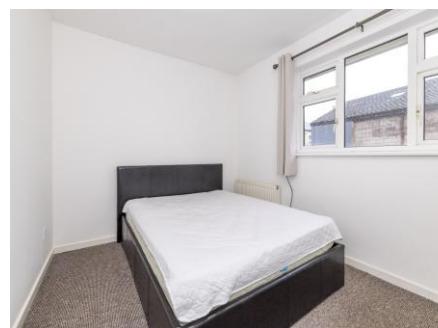
Impressive two bed end-terrace home located in the heart of Chorley town centre.



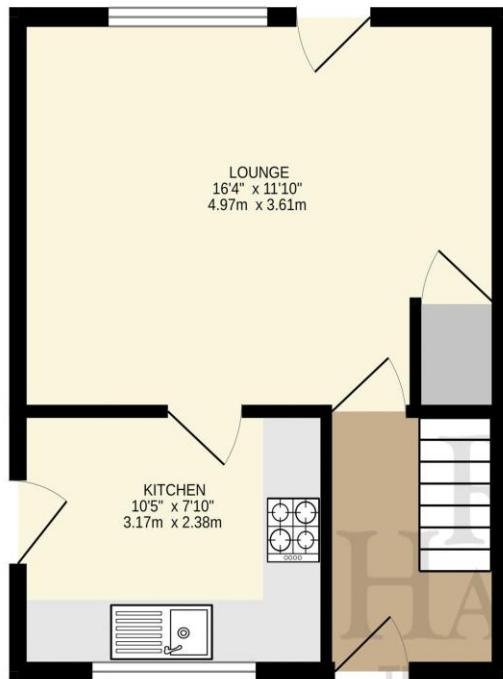
- Spacious end-terrace home
- Modern fitted kitchen with cooker
- Bathroom with shower
- Close to amenities and schools
- Open plan lounge / dining room
- Two double bedrooms
- Large gardens and off road parking
- 640 SQ.FT

Now available to let and located along a quiet street in the heart of Chorley town centre sits this impressive, two bed end-terrace home. Albert Street has been finished to a good standard throughout offering spacious accommodation internally along with off road parking to the front and large gardens to the rear. The property is within easy walking distance to all the amenities Chorley has to offer along with its bus and train station. It's also offers great access to a range of schools for all ages and great access to the M65 and M6 motorway networks. In brief the accommodation comprises of entrance hallway, large open plan lounge / dining room with access out to the rear gardens and patio and then a well equipped fitted kitchen. Up in the first floor there are two good sized double bedrooms and a modern fitted family bathroom with walk in shower unit. Externally to the front Albert Street has off road parking to two cars which comes as a premium in Chorley whilst to the rear there is a large enclosed garden with patio, lawn and sheds. Internal inspection is recommended to truly appreciate the properties size and its superb location.

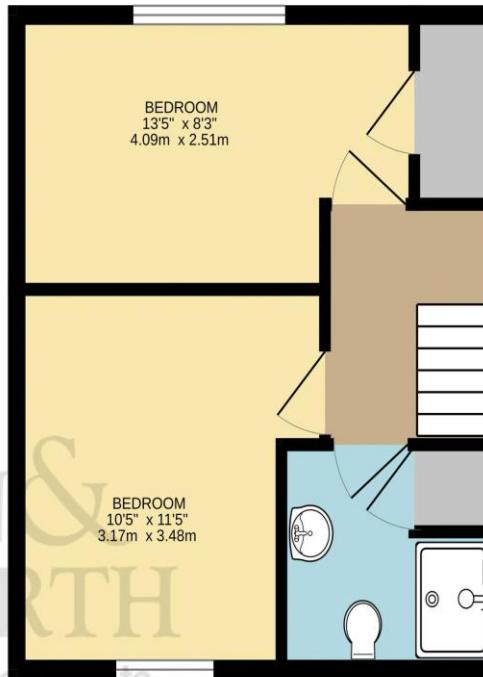




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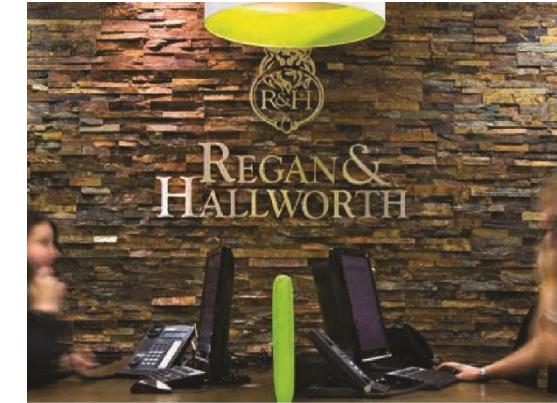
TOTAL FLOOR AREA : 640 sq.ft. (59.5 sq.m.) approx.

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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