



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Brown Street, Chorley, PR6 0BB

Auction Guide £105,000

AMAZING INVESTMENT OPPORTUNITY IN A POPULAR LOCATION!

This promising property on Brown Street in Chorley is a real find! This home boasts 3 generous bedrooms, spacious lounge and kitchen, private rear garden, and historical charm, it also includes an upstairs bathroom.

Its location near Chorley town centre, local amenities, and easy access to motorways and network links make it an appealing investment opportunity. With a bit of updating, this property could become a cozy retreat for its future owners and/or a brilliant investment for prospective landlords or someone looking for their first renovation project.

To be sold via Online Auction, via unconditional terms, completion strictly within 28 days
 Bidding window opens - TBC
 Auction Ends- TBC
 Starting price - £105000 (Reserve price is higher & unpublished)
 Fees
 All fees are payable by banks transfer only (we do not take card payments)

Brown Street, Chorley, PR6 0BB

Auction Guide £105,000



- Semi Detached Property
- Spacious Interiors
- On Street Parking
- EPC Rating TBC
- Three Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece Bathroom
- Gardens to Front and Rear
- Council Tax Band A

Ground Floor

Entrance Hall

11'3 x 6'0 (3.43m x 1.83m)

UPVC front door, UPVC double glazed window, central heating radiator, smoke detector, vinyl flooring, doors leading to reception room, kitchen and stairs to first floor.

Reception Room

20'10 x 11'5 (6.35m x 3.48m)

Two UPVC double glazed windows, two central heating radiators, two ceiling rose, radiant fire, television point and door to kitchen.

Kitchen

14'9 x 11'3 (4.50m x 3.43m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, tiled splashback, space for oven and fridge freezer, plumbing for washing machine, tiled effect vinyl flooring and door to rear hall.

Rear Hall

3'4 x 2'11 (1.02m x 0.89m)

Door to WC, vinyl flooring and UPVC door to side elevation.

WC

4'11 x 2'8 (1.50m x 0.81m)

UPVC double glazed frosted window, low base WC and vinyl flooring.

First Floor

Landing

8'11 x 7'4 (2.72m x 2.24m)

UPVC double glazed window, central heating radiator, loft access, doors leading to three bedrooms and family bathroom.

Bedroom One

11'9 x 11'5 (3.58m x 3.48m)

UPVC double glazed window and central heating radiator.

Bedroom Two

14'0 x 9'11 (4.27m x 3.02m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'4 x 7'8 (3.45m x 2.34m)

Two UPVC double glazed windows, central heating radiator and storage cupboard.

Bathroom

8'11 x 5'2 (2.72m x 1.57m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead electric shower, part tiled elevations, extractor fan and vinyl flooring.

External

Rear

Enclosed garden with laid to lawn and raised bedding areas.

Front

Laid to lawn garden and paving.

