

HOME  TRUTHS

Canterbury Street, Chorley

PR6 0LN

In Excess of £185,000





Lovely and spacious mid terrace property in a popular residential area within easy reach of town centre amenities and primary transport routes. With over 1100 square feet of accommodation, private garden and garage/workshop and parking to the rear, this family home has plenty to offer. Enter the property via the front garden and step into the vestibule and from there into the welcoming hallway. Reception one is bay fronted and has gas fire in hearth, and reception two is equally spacious overlooking the garden to the rear. The kitchen comprises a range of wall and base units with space, power and plumbing for appliances including the central heating boiler. Step outside into the delightful and private west facing garden, a real sun trap, having a grape vine over an archway which leads to a lawn bordered by mature planting. The garage/workshop has power and light and is accessed via a gated alley. Back inside, carpeted stairs lead to the first floor landing with two good sized double bedrooms each with fitted wardrobes and the third bedroom being a comfortable single which is currently used as a home office. The modern bathroom comprises rainfall mixer shower in cubicle, wc, wash hand basin on vanity and ladder heated towel rail.

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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious mid terrace property
- Three bedrooms
- Delightful gardens to the rear
- Virtual tour
- Over 1100 square feet
- Detached garage/workshop



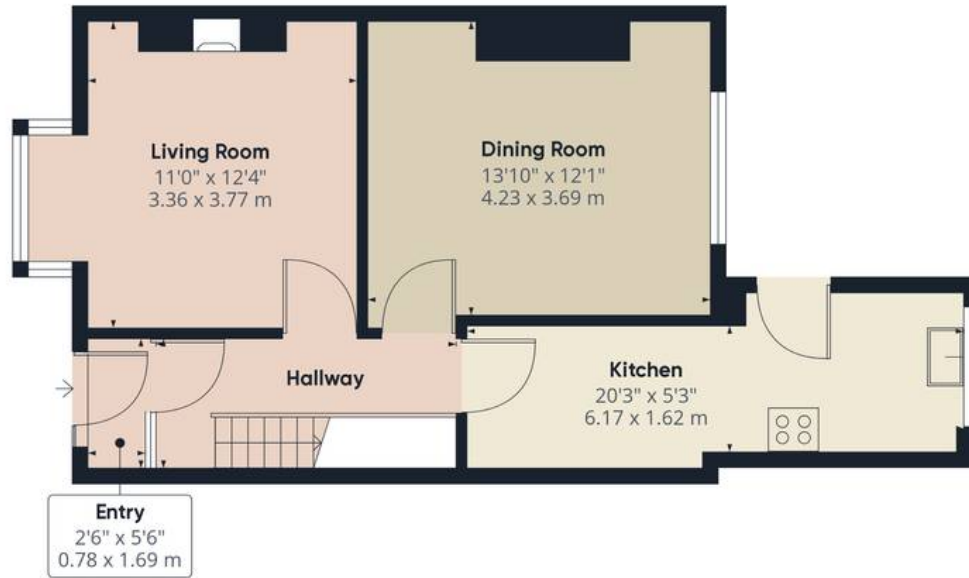
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Eccleston Branch  
265 The Green, Eccleston, PR7 5TF  
01257 451673

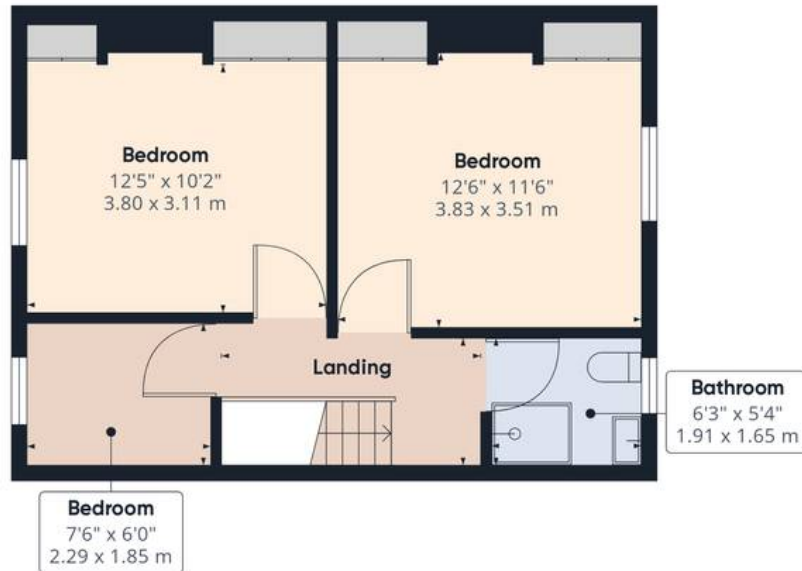
Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)





Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

1113.74 ft<sup>2</sup>

103.47 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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