

HOME  TRUTHS

Letchworth Place, Chorley

PR7 2HJ





Fabulous mid terrace property in a sought after location within easy reach of all town centre amenities and offering over 800 square feet of accommodation. This delightful family home retains a number of original features, is available with no upward chain and would make an excellent first time buy or investment. The front garden has mature planting for additional privacy and a path leads to the main entrance. Step into the vestibule and from there to the hallway with luxury vinyl tiling that runs through much of the ground floor. The bay fronted reception one has gas fire in hearth and the equally spacious reception two is to the rear with patio doors to the garden. Completing the ground floor accommodation is the stylish kitchen comprising a range of wall and base units, five burner gas hob, electric oven and grill, combination oven and space, power & plumbing for additional appliances, and the cloakroom comprising wc and wash hand basin on vanity. Step outside into the private garden with mature planting including photinia and camellia, shed and access to the rear for bins etc. Back inside, stairs lead to the first floor landing with ladder access to the part boarded loft with light and velux window. Bedroom one to the front has original floorboards with bedroom two, also a double having views over to Winter Hill and Rivington Pike. The bathroom comprises p shaped bath with screen and mixer shower over, wc, wash hand basin on vanity and storage housing the central heating boiler.

Fabulous mid terrace property within easy reach of all town centre amenities this delightful home retains a number of original features and is available with no upward chain
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Beautiful mid terrace property
- Two double bedrooms
- Two large reception rooms
- Lovely views towards Winter Hill
- Virtual tour
- No upward chain

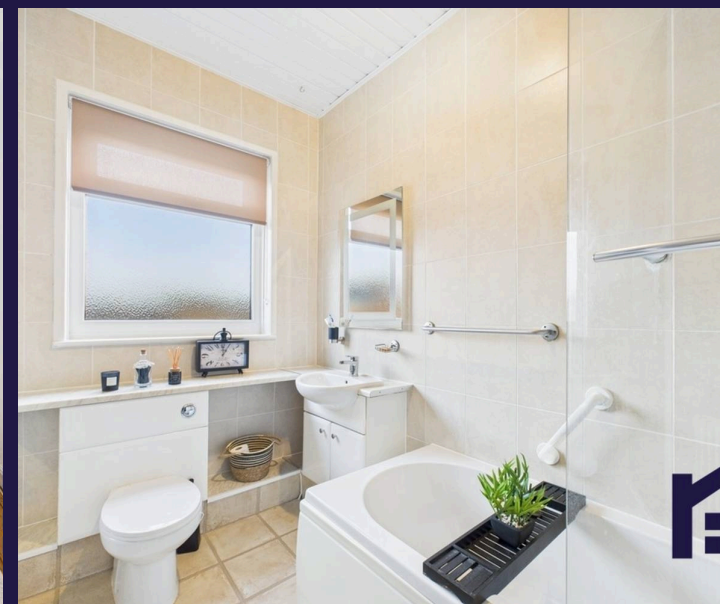
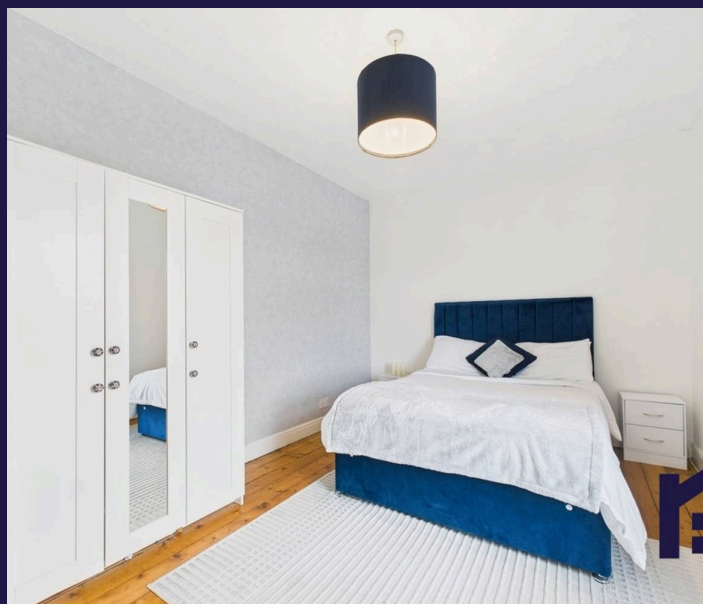


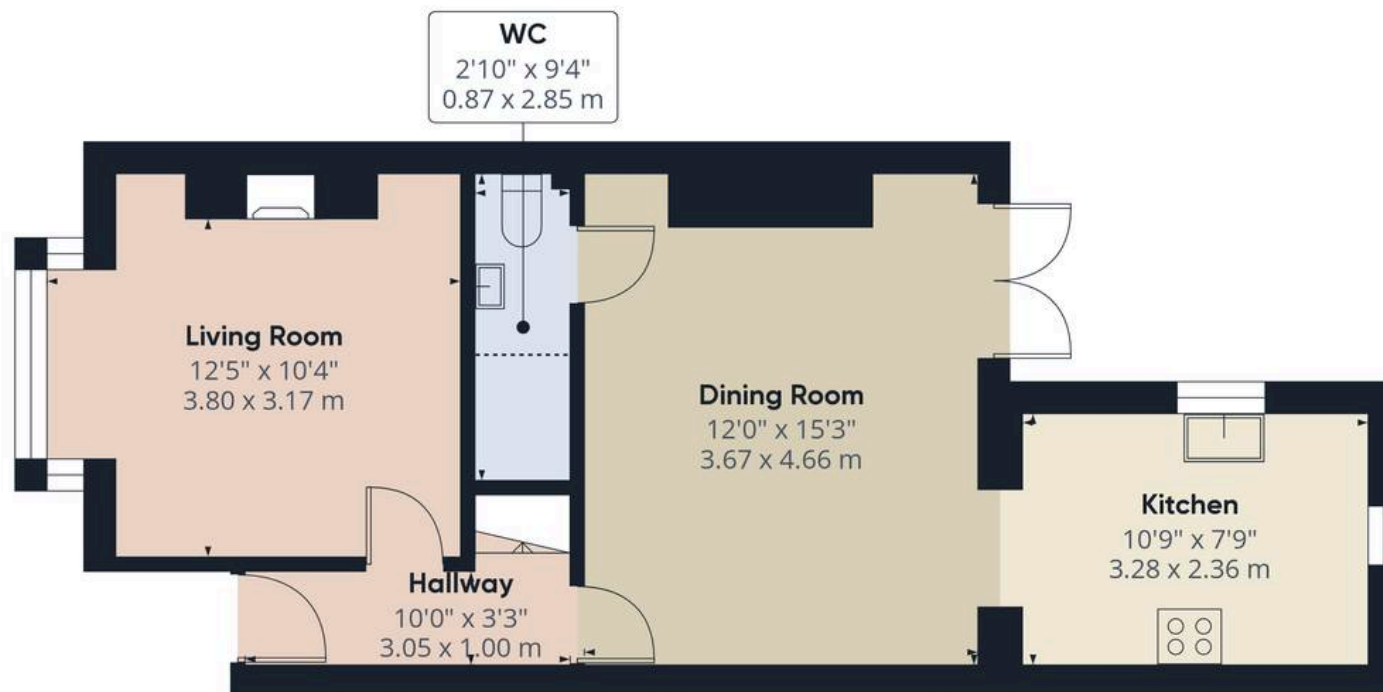
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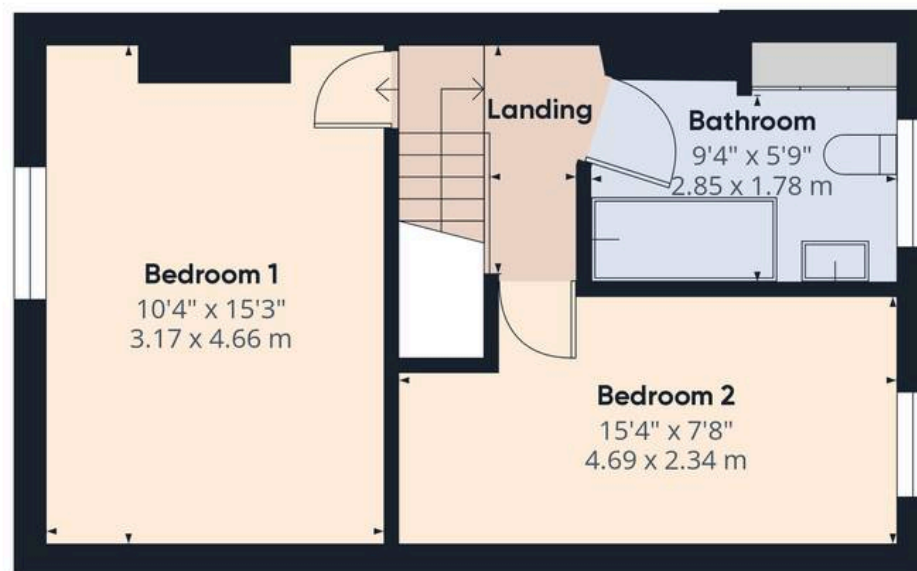
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Floor 1



Floor 2

Approximate total area⁽¹⁾

813.43 ft²

75.57 m²

Reduced headroom

10.43 ft²

0.97 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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