

HOME  TRUTHS

Cowling Brow, Chorley

PR6 0QG





This spacious **garden-fronted mid terrace property** offers well balanced accommodation in a convenient location within easy reach of the **town centre**, local amenities and scenic **countryside walks** making it an ideal home for first-time buyers, downsizers or investors. Available with no upward chain.

Step into the **vestibule**, leading through to the welcoming **living room**, featuring a charming **wood burning stove** that creates a warm and cosy focal point. A second reception room sits to the rear with **patio doors opening to the courtyard garden**.

The **kitchen** is fitted with a range of wall and base units and offers space, power and plumbing for appliances. Leading off is the bathroom comprising bath with electric shower over, wc and wash hand basin.

To the first floor are **two generous double bedrooms to the front and rear**.

Outside, the courtyard garden provides a private, low-maintenance outdoor area perfect for enjoying the warmer months.

With 740 square feet on offer this property has plenty to offer so do give us a call to arrange a viewing and make it yours. Council tax A, EPC C, Leasehold.



This spacious garden-fronted mid-terrace property offers well balanced accommodation in a convenient location making it ideal for first time buyers, downsizers or investors. No upward chain. Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Spacious mid terrace property
- Two double bedrooms
- Two large reception rooms
- Wood burning stove
- Virtual tour
- No upward chain

HOME  TRUTHS

Eccleston Branch

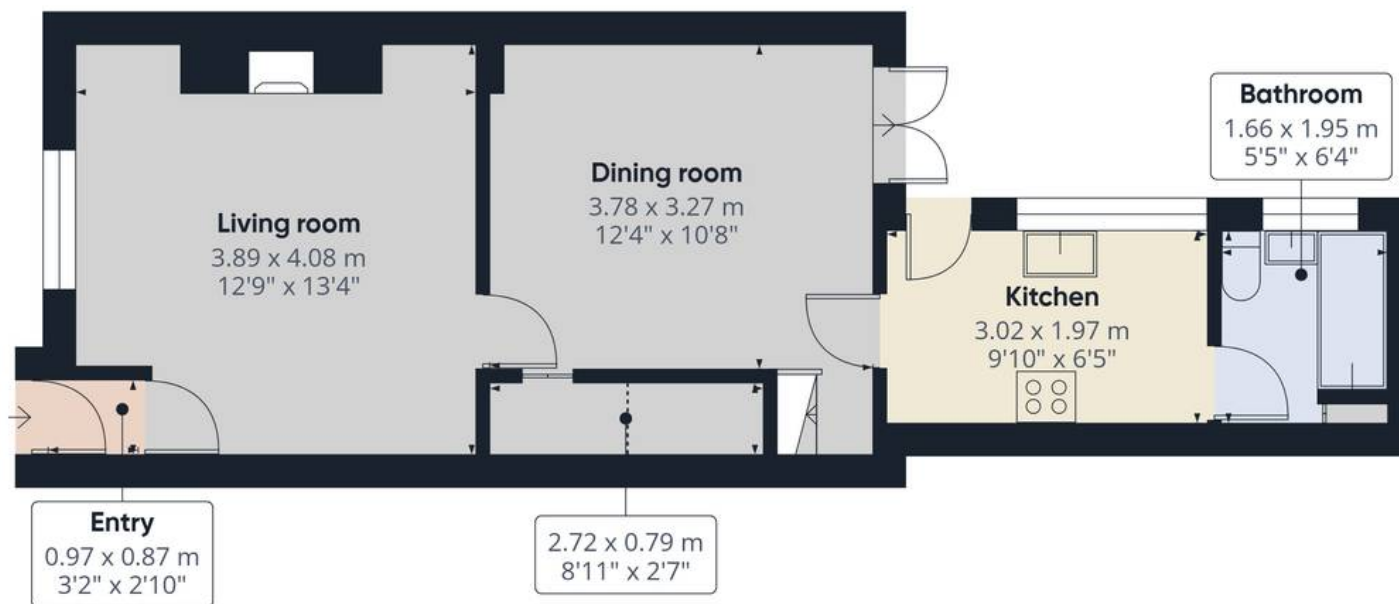
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

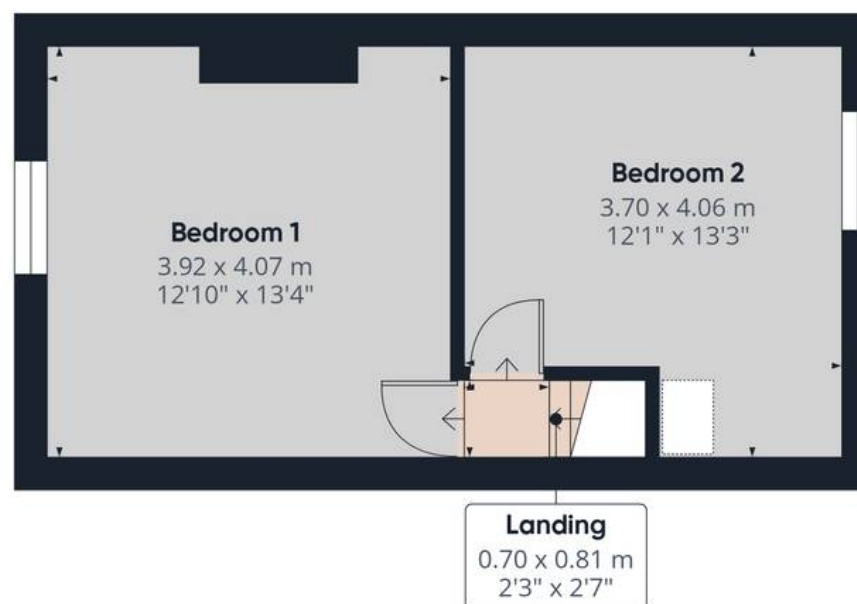
244 Spendmore Lane, Coppull, PR7 5DE
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Floor 1



Floor 2

Approximate total area⁽¹⁾

68.8 m²
741 ft²

Reduced headroom

1 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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