

HOME  TRUTHS

Geoffrey Street, Chorley

PR6 0HE





Spacious end terrace property in a popular residential area, offering over 800 square feet of accommodation and excellent potential for further development or modernisation.

Ideally located within easy reach of the town centre, Eaves Lane, local amenities and primary transport routes, this property is available with no upward chain, making it an excellent opportunity for first time buyers, investors or those seeking a project.

From the entrance hallway, step into Reception One, a well proportioned living space with a large archway opening into the equally spacious Reception Two, creating a superb open plan feel. Leading off is the kitchen, comprising a range of wall and base units with space, power and plumbing for appliances, and from there continue through to the bathroom.

Externally, there is a small courtyard garden to the rear providing a private outdoor space.

To the first floor are two double bedrooms and a comfortable single, offering versatility whether for family living, guests or home working.

The property also benefits from cavity wall insulation and loft insulation, improving energy efficiency and comfort.

A solid home with great scope to add value in a convenient location. Do get in touch to arrange a viewing and explore the possibilities this property offers. Council Tax A, EPC D, Freehold.



Spacious end terrace property in a popular residential area, offering over 800 square feet of accommodation and excellent potential for further development or modernisation. No upward chain. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Spacious end terrace property
- Three bedrooms
- Development opportunity
- Virtual tour
- Over 800 square feet of accommodation
- No upward chain

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Eccleston Branch

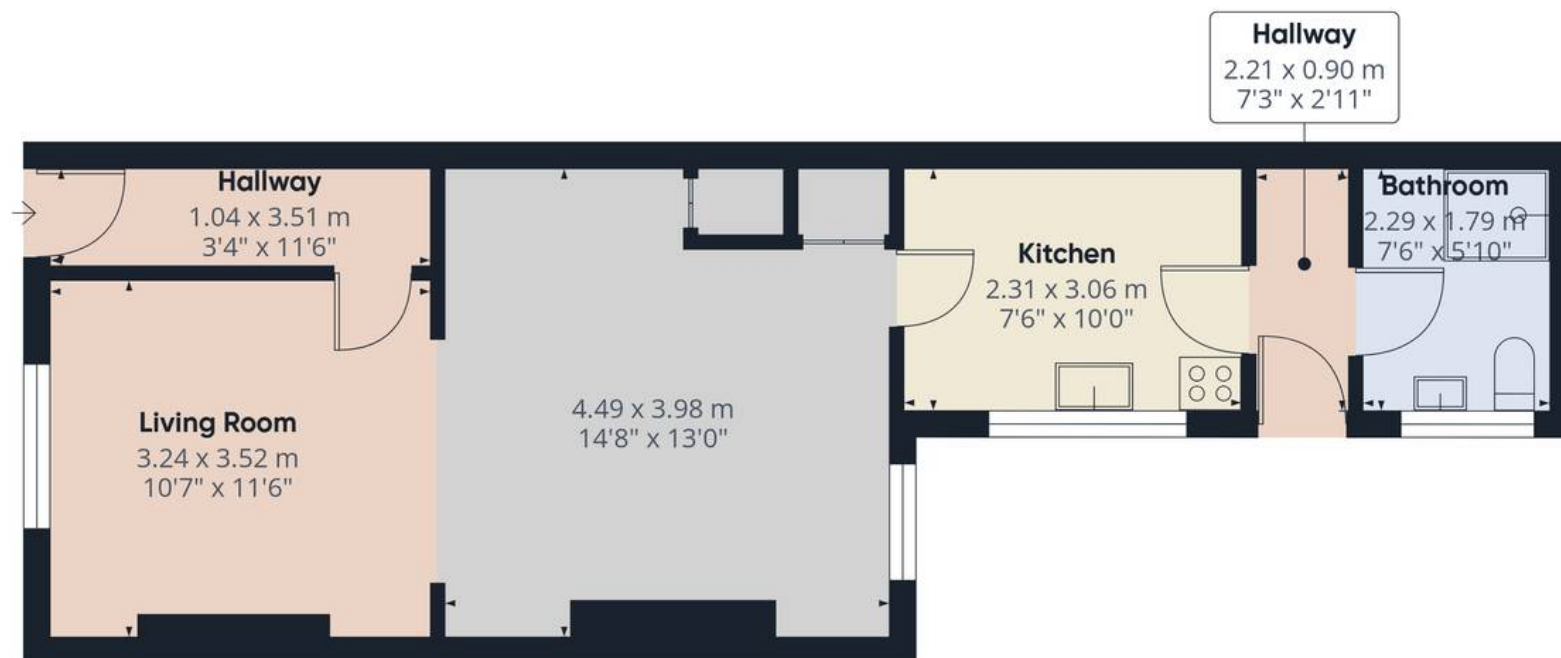
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

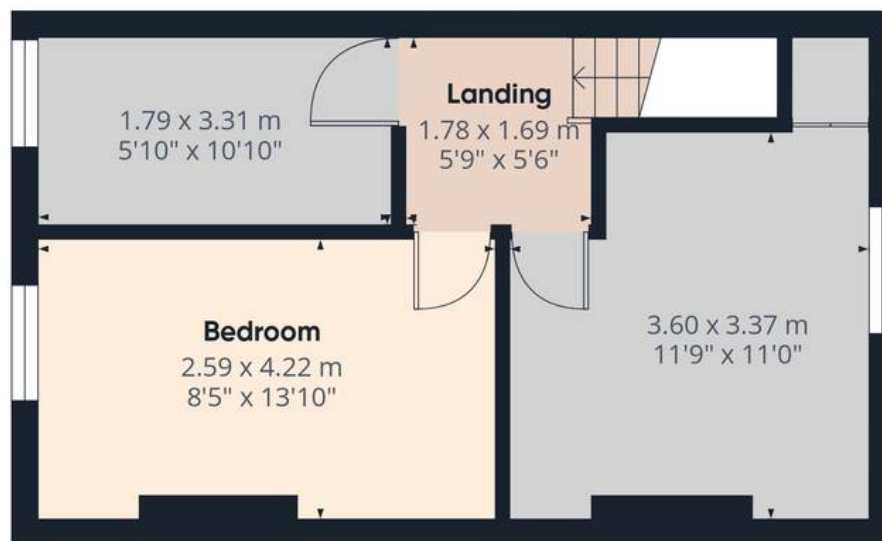
244 Spendmore Lane, Coppull, PR7 5DE
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Floor 1



Floor 2

Approximate total area⁽¹⁾

76.7 m²

824 ft²

(1) Excluding balconies and terraces

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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