

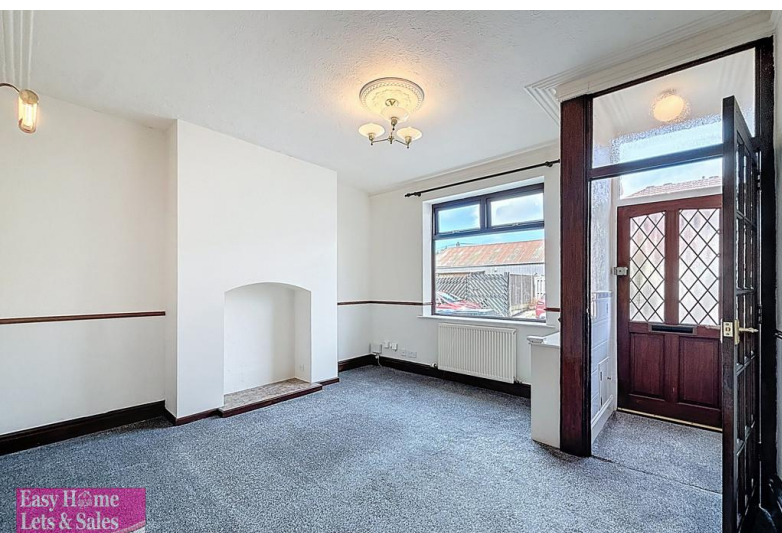
Easy Home
Lets & Sales

Easy Home Sales
Independent Residential Sales Agents

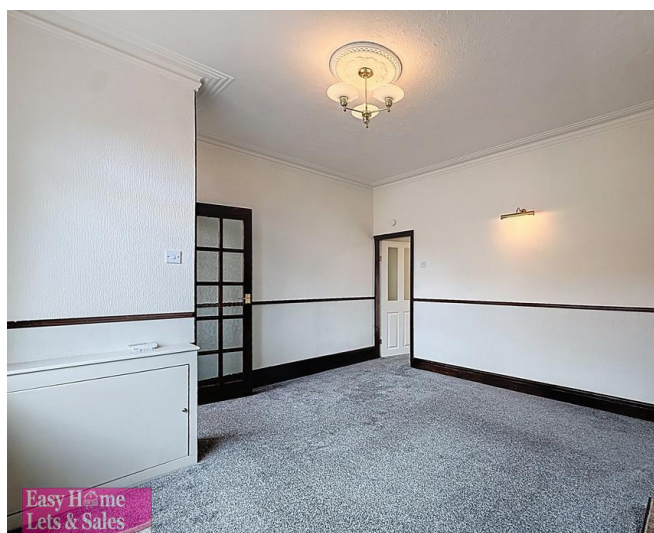
11 Cobden Street
Lancashire, PR6 0BQ

- Two Large Bedrooms
- Two Reception Rooms
- Original Features
- Modern Fitted Kitchen

Offers Over £124,950
EPC Rating 'D'



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Property Description

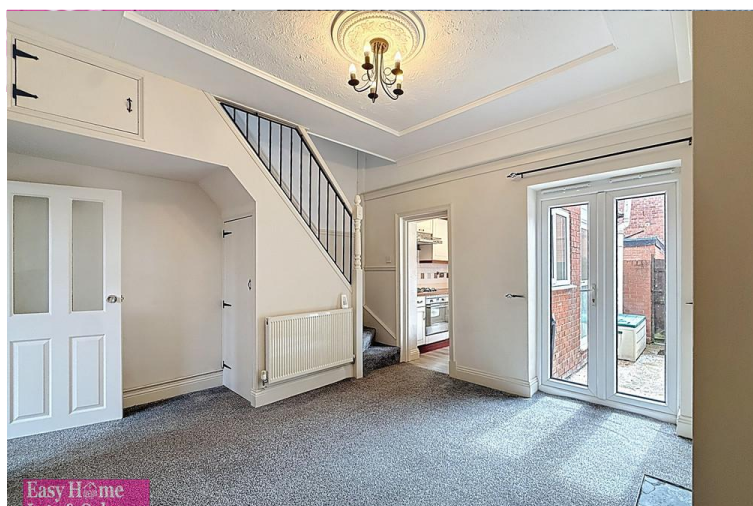
Easy Home Sales are bringing to market this well presented two bedroom, garden fronted mid terraced house being sold chain free. The property is situated off Eaves Lane, close to schools, local amenities and shops, walking distance to Chorley town centres and public transport links.

The property consists of entrance vestibule, spacious lounge through to a 2nd reception room which has patio doors into the rear yard and open into the kitchen. Neutral white kitchen with oven, hob and extractor and space for fridge and plumbed for washing machine. Through the kitchen you will find the white ground floor bathroom with electric shower over the bath, W/C and basin.

Upstairs the property boasts two very large bedrooms both with fitted wardrobes.

Secure South facing rear yard with gated access.

CHAIN FREE!





Please Call Easy Home Sales to arrange a viewing.

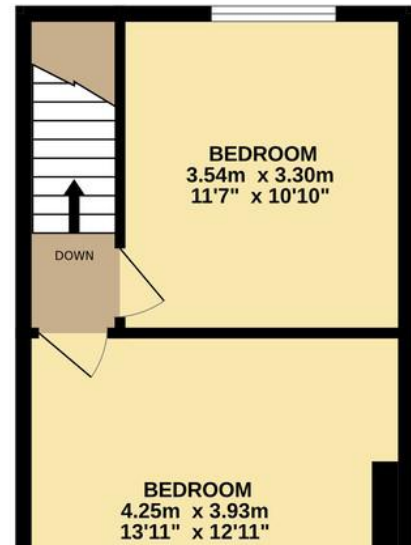
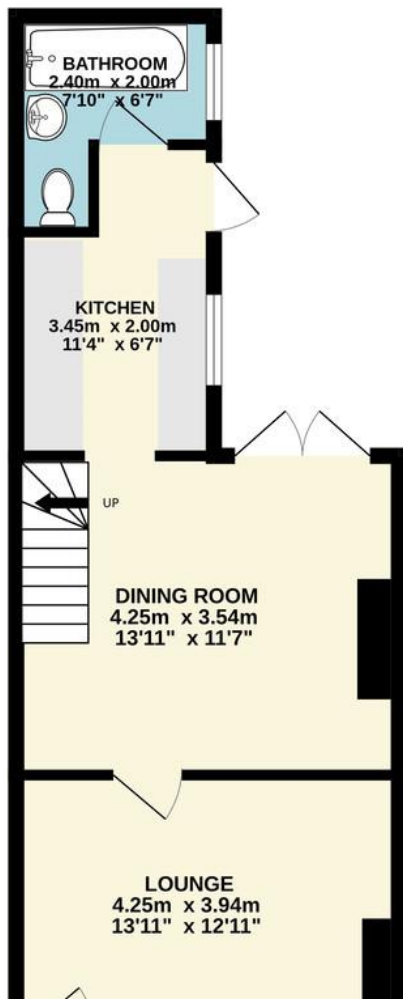
Do you have a property to sell?

If you have a property to sell or thinking of selling, we can offer a FREE market appraisal from our experienced sales team.

Please note:

Room and land measurements given in these property details are approximate and are supplied as a guide only and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Easy Home Sales cannot be held liable for any faults found. We endeavour to make our sales particulars and information provided as accurate and reliable as possible, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. No responsibility can be accepted for any expenses incurred by prospective purchasers, all information should be verified by the buyer's own solicitor and/or surveyor.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

159 - 161 Spendmore
Lane
Coppull
Chorley
Lancashire

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements