

**PETER E GILKES & COMPANY**

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## FOR SALE

**3 CO-OPERATIVE COTTAGES  
BOLTON ROAD  
ABBEY VILLAGE  
CHORLEY  
PR6 8DD**



**Price: Offers Over £125,000**

- Renovation and possibly remodelling project
- Spacious premises
- Potential for 3 reception rooms, 4 bedroom residence
- Within Conservation Area
- Car parking and rear garden

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company has any authority to make or give any representation or warranty whatsoever in relation to this property.



**CHARTERED SURVEYORS**  
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

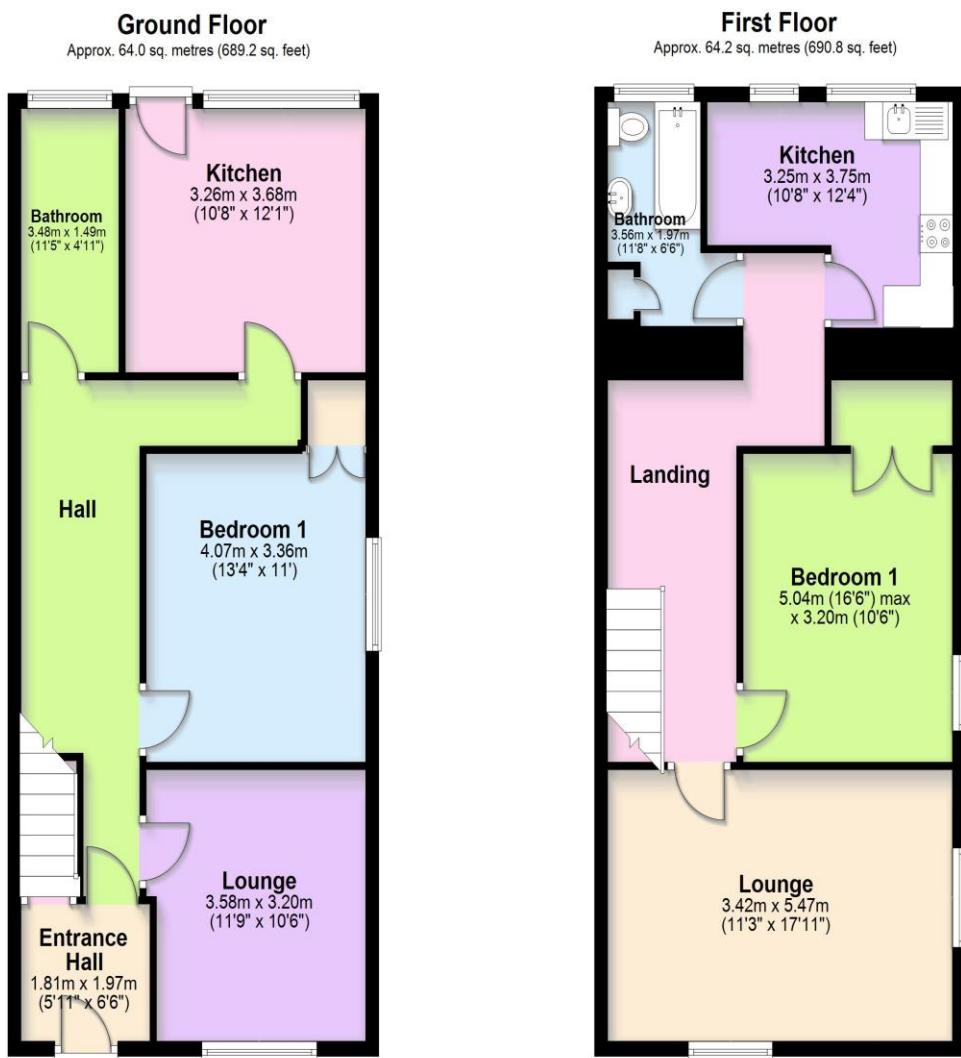
Peter E Gilkes FRICS | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

**Description:** Situated on the southern edge of the popular and appealing village designated as a Conservation Area, close to attractive countryside, semi-detached premises providing potential for remodelling and creation into a spacious four bedroom family residence.

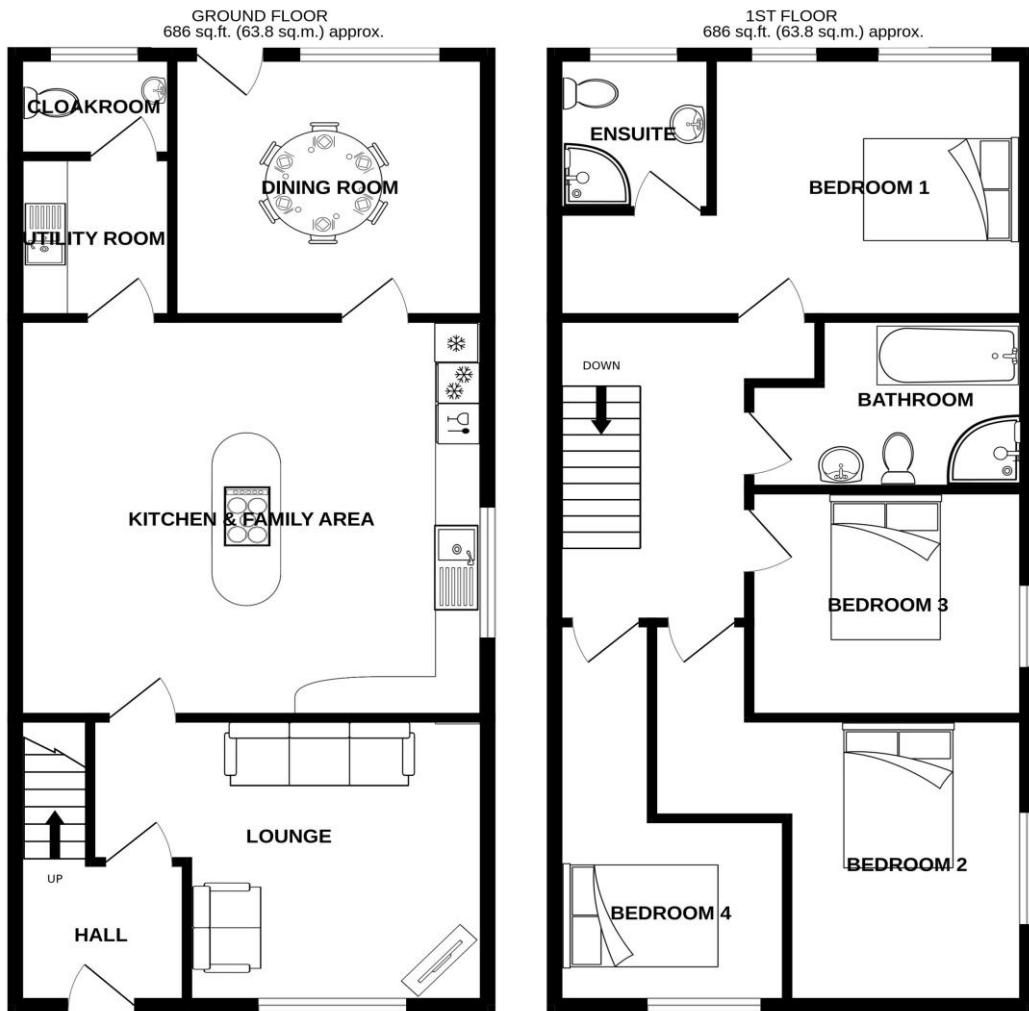
It has been previously used as two flats but as most internal walls are merely studded partitioning, it is suitable for redesigning of the accommodation into a generous proportioned home that would provide 1,430 sq ft (133 sq m) internally.

**Floor Plans:** Floor plans are for illustration purposes only and not to scale

### Current Floor Plan



## Proposed Floor Plan



TOTAL FLOOR AREA : 1373 sq.ft. (127.5 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floor plan, the dimensions and measurements of doors, windows, rooms etc and any other items are approximate only and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Accommodation: Ground Floor

(all sizes are approx) **Vestibule**

Meter cupboard

Spacious Hallway

**Sitting Room** 3.6m x 3.5m (11'8 x 11'6).

**Living Room** 4.1m x 3.5m (13'4 x 11'6)  
Fitted cupboard

**Utility Room** 3.3m x 1.8m (10'10 x 6')  
Cupboard

**Kitchen** 3.7m x 3.3m (12' x 10'8).

Access to cellar area

**First Floor**

**Spacious Landing**

**Bedroom 1** 5.5m x 3.4m (18' x 11'2).

**Bedroom 2** 5.1m x 3.4m (16'9 x 11')

Including large deep wardrobe.

**Bedroom 3** 3.7m x 2.8m (12'3 x 9'1)

Currently fitted as kitchen

**Bathroom**

Three-piece suite.

**Outside:** Wide driveway allowing generous parking for at least three cars. Rear garden.

**Energy Rating:** The property has an Energy Performance Certificate with Band F valid until January 2036. It has the potential to be Band C.

**Tenure:** It is understood the site is Freehold.

**Assessment:** The property has previously been assessed as two flats and placed in Band A. On conversion to a single residence, it will have to be reassessed.

**Services:** Drains connect to the main sewer. Gas, electricity and water supplies are laid on.

**Note:** All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system and any other appliances and fittings where applicable.

**To View:** Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

