



SWITCH
ESTATE AGENTS



59 Gillibrand Walks, Chorley, PR7 2HE

Offers over £119,950

- Spacious Bay fronted Mid Terrace Property
- Two Well-Proportioned Bedrooms
- 872 sq ft of space
- Short Distance To Chorley Town Centre
- Two Spacious Reception Rooms
- Front and Rear Yard
- Excellent Access to Motorway Links, Schools & Local Amenities
- Ideal For First Time Buyers Or Investments

59 Gillibrand Walks, Chorley PR7 2HE

Nestled in the charming area of Gillibrand Walks, Chorley, this delightful terraced house offers an ideal opportunity for first-time buyers and investors alike. Built in 1900, the property retains a sense of character while providing modern comforts across its 872 square feet of living space.

Upon entering, you are welcomed into a bay fronted living room, which is perfect for relaxing or entertaining guests. The house boasts two reception rooms, allowing for versatile use of space, whether you desire a formal dining area or a cosy study. The master bedroom features inbuilt wardrobes, providing ample storage while maintaining a tidy and spacious feel.

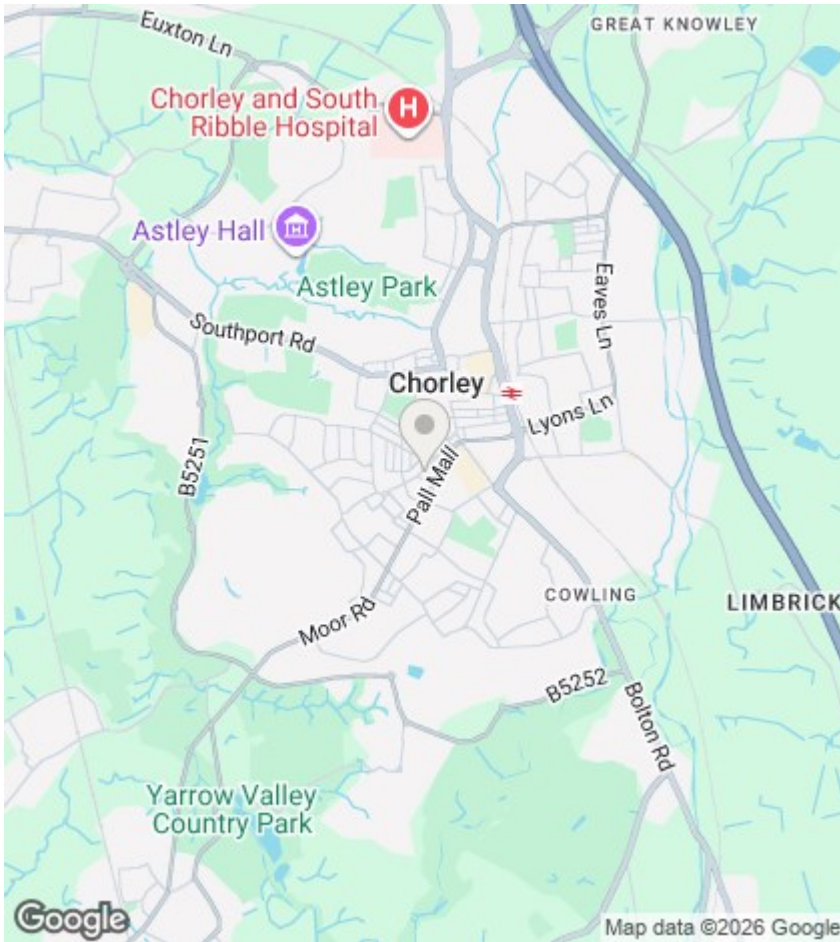
The property includes a well-appointed bathroom and a rear yard, perfect for enjoying the outdoors or hosting summer gatherings. Its location is particularly advantageous, with excellent transport links to Chorley town centre and the picturesque Astley Park, making it easy to access local amenities and enjoy leisurely walks in nature.

This charming home is not only a wonderful place to live but also presents a promising investment opportunity in a sought-after area. With its blend of character, convenience, and potential, this property is certainly worth considering for those looking to make their mark in the housing market.



Council Tax Band: A





Directions

Viewings

Viewings by arrangement only. Call 07494057655 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	