

PETER E GILKES & COMPANY

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FOR SALE

**112 BOLTON ROAD
CHORLEY
PR7 3EZ**



Price: Offers over £235,000

- Substantial semi-detached house
- Elevated position with views stretching across to the West Pennine Moors
- Generously proportioned accommodation retaining many period features
- Four double bedrooms
- Two reception rooms
- Ground floor shower room and first floor bathroom
- Large gardens and numerous outbuildings
- Requires updating and renovation

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CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

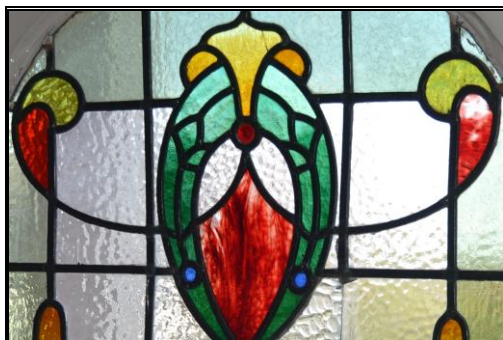
Peter E Gilkes FRICS | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

Description:

This large and substantial, semi-detached house occupies an elevated and imposing position with panorama views stretching across to Healey Nab and the West Pennine Moors.



Internally, the generously proportioned accommodation includes an entrance porch, reception hall, two reception rooms, kitchen, ground floor shower room, rear porch, 4 double bedrooms and first floor bathroom. The property does require updating and modernisation but retains many period features including imposing staircase, coloured leaded glass, deep coving and original internal doors. A viewing is essential to truly appreciate the potential this home has to offer.

**Accommodation: Ground Floor**

(all sizes are approx)

Entrance Porch

Period style, coloured leaded glazed door. Coloured glazed internal partition.

Reception Hall

Central heating radiator. Store understairs. Imposing staircase leading to first floor accommodation.

Lounge 4.4m including bay x 3.7m including bay (14'6 including bay x 12')
Tiled fireplace. Central heating radiator.

Dining Room 4.7m x 3.7m including bay (15'7 x 12')
Tiled fireplace. Central heating radiator.

Kitchen 3.8m x 2.9m (12'6 x 9'6)

Range of timber fronted base cupboards, wall cupboards and drawers with contoured laminate worktops and stainless steel sink unit. Central heating boiler.

Rear Porch / Utility Room

Fitted cupboards. Plumbed for washing machine.

Shower Room

Three piece suite comprising of low flush WC, pedestal washbasin and shower cubicle. Central heating radiator. Store cupboard.

Accommodation: First Floor

(continued)

Spacious Landing

Bedroom 1 4.4m including bay x 3.7m (14'6 including bay x 12')
Central heating radiator.

Bedroom 2 3.8m x 3.7m (12'7 x 12'2)
Central heating radiator.

Bedroom 3 3.8m x 2.9m (12'6 x 9'8)
Central heating radiator, fireplace

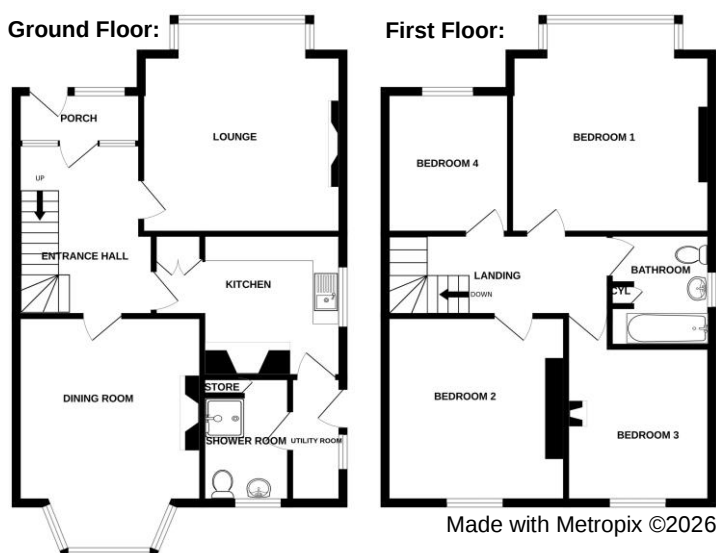
Bedroom 4 2.9m x 2.5m (9'8 x 8'3)
Central heating radiator.

Bathroom

Three-piece coloured comprising of low flush WC, pedestal washbasin and bath. Central heating radiator. Cylinder cupboard.

Floor Plan:

The floor plans are for illustration purposes only and not to scale



Outside:

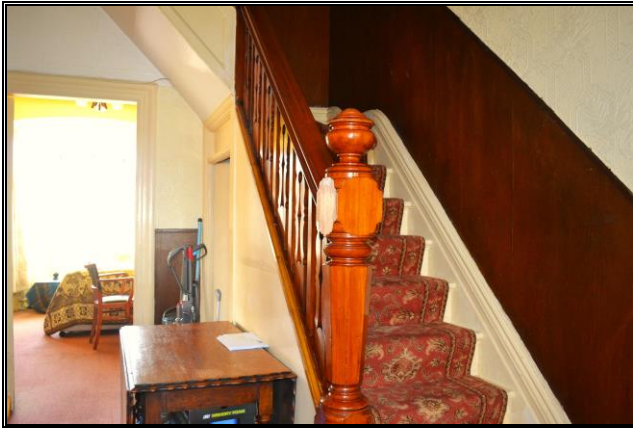
To the front of the house is an elevated, tiered front garden with patio area providing views across to Healy Nab.

A side path leads around to the large, southwest facing garden consisting of a further sizeable patio, lawn, former vegetable patch and numerous outbuildings including brick workshop, outside store, covered store, cabin, green house, detached double garage and additional parking area.

Energy Rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Tenure:	It is understood the site is Freehold and free from Chief Rent.
Services:	Mains gas, electricity and water supplies are laid on and the drains connect into the mains sewer.
Assessment:	According to the Valuation Office Agency's website, the property has been placed in Band D and currently equates to a Council Tax of approximately £2415 per annum.
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.



Reception Hall



Lounge



Dining Room



Kitchen



Kitchen



Ground Floor Shower Room



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Front Garden



Front Garden



Rear Garden



Rear Garden



Rear Garden

