

PETER E GILKES & COMPANY
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FOR SALE

**28 AVONDALE ROAD
CHORLEY
PR7 2ED**



Price: Offers Over £135,000

- Stylishly appointed mid terraced house
- Three bedrooms
- Gas central heating
- PVCu double-glazed
- Convenient and popular location close to town centre

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.

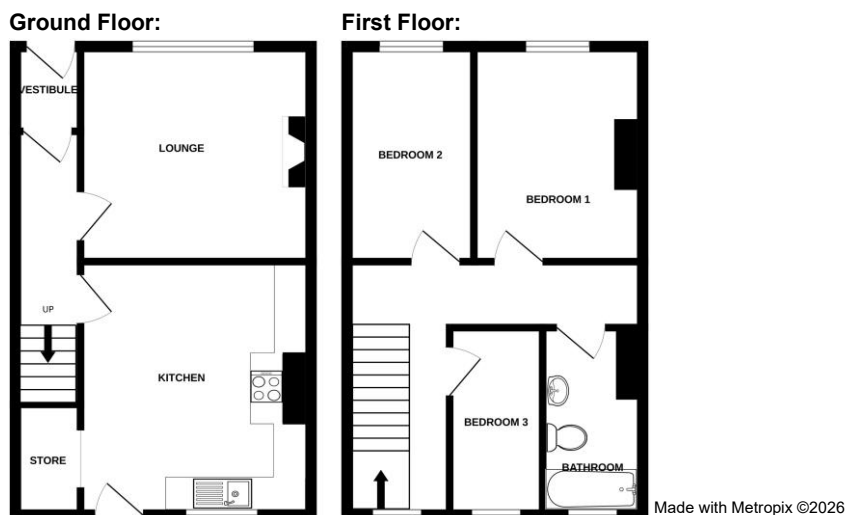


CHARTERED SURVEYORS
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

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

Description: This well-appointed, mid terraced house enjoys a convenient location within walking distance of the town centre. The property has been extensively modernised and upgraded over the years, including refacing of the front elevation, and now offers a range of appealing features and quality fittings.

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



Accommodation: Ground Floor

(all sizes are approx)

Vestibule

PVCu double-glazed door. Tiled floor.

Hall

Lounge 3.7m x 3.4m (12' x 11'3)

PVCu double-glazed window. Living flame gas fire. Central heating radiator.

Kitchen 4.1m x 3.8 (15'7 x 12'6)

Range of fitted base and wall cupboards and drawers complimented with laminate worktops including stainless steel sink unit and drainer. Integrated electric oven and ceramic hob. Tiled floor. Central heating radiator. PVCu double-glazed door and window. Access to utility area

Utility Area

Plumbed for washing machine. Gas-fired combination central heating boiler.

First Floor

Landing

Access to loft space.

Bedroom 1 3.7m x 2.7m (12'1 x 8'9)

PVCu double-glazed window. Central heating radiator.

Bedroom 2 3.7m x 2.1m (12' x 7')

PVCu double-glazed window. Central heating radiator.

Bedroom 3 3.2m max x 2.2m (10' x 5')

Central heating radiator. PVCu double-glazed window.

Bathroom

Modern, white three-piece bathroom suite comprising of P-shaped bath, vanity wash basin and WC. Tiled walls. PVCu double glazed window.

Outside: Pleasant rear yard with brick built store.

On street parking in front of the property is restricted to residents parking only with permits available for Lancashire County Council at a cost of £25 per annum.

Energy Rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: The property is Leasehold for the residual of a 999-year term dating from 1940, with an annual Ground Rent of approximately £2.25.

Assessment: According to the Valuation Office Agency's website, house has been placed in Band A and currently equates to a Council Tax of approximately £1610.

Services: Mains gas, electricity and water supplies are laid on and the drains connect into the mains sewer.

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.

Money Laundering Regulations Compliance: Please note that Peter E Gilkes & Company will require any prospective purchaser wishing to submit and offer on a property to provide details of any related chain, confirmation of their ability to fund the purchase, solicitors' details, and two forms of identification. We will also carry out an electronic identity check, which will leave a soft search record but will not affect the purchaser's credit rating.

AML Checks: Buyers whose offer has been accepted will be required to complete Anti-Money Laundering (AML) and identity verification checks, as required by law. These checks are carried out by a specialist third-party provider. Individual purchasers will be required to complete the checks directly with Landmark Agent, and a non-refundable fee of £45.00 plus VAT (£54.00) per purchaser will be payable. This fee is non-refundable in all circumstances, including where the property purchase does not proceed. Upon successful completion of the checks, we will be notified and the Memorandum of Sale will then be issued to solicitors.



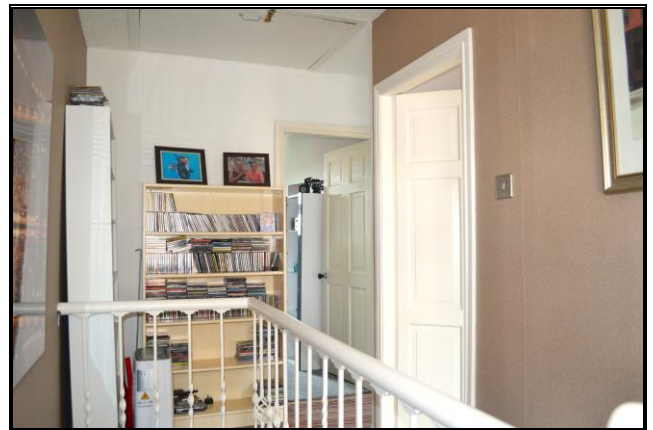
Lounge



Kitchen



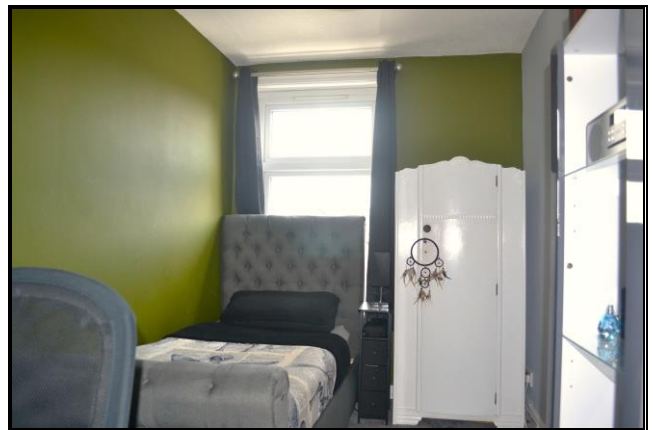
Kitchen



Landing



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear Yard