



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



298, Wood Lane, Chorley, PR7 5NT
Offers in the Region Of £199,000

- Three bed semi detached
- No chain
- Open views to the rear
- Potential for improvement/extension



298, Wood Lane, Chorley, PR7 5NT

We are pleased to offer to the market for sale this three bedroomed semi-detached house which offers potential for improvement/extension. The property has the benefit of no chain, gardens to the front and rear, off road parking for numerous vehicles and enjoys views across open farmland to the rear.

Accommodation

Ground floor

Entrance hall

Lounge 12' 2" x 11' 4" (3.72m x 3.46m)

Kitchen 15' 11" x 7' 9" (4.86m x 2.35m)

Fitted with a range of white base and wall units with contrasting worktops and tiling and integrated oven, hob and extractor.

First floor

Landing

Bedroom One 10' 11" x 9' 8" (3.34m x 2.95m)

Bedroom Two 9' 9" x 9' 1" (2.96m x 2.77m)

Bedroom Three 6' 8" x 5' 11" (2.04m x 1.81m)

Bathroom 6' 0" x 5' 2" (1.82m x 1.57m)

Fitted with a white 3 piece bathroom suite.

Externally

The property has a driveway and garden to the front and enclosed garden with open views across farmland to the rear.

Services

All mains services are available and connected. Gas fired central heating is provided by an Eco Elite Main combi boiler. The property also has a current satisfactory electrical installation condition report.

Council Tax Band

The property is listed in council tax band B.

Tenure

The property is freehold.

Viewing

Viewing by appointment only. Please contact our office on 01942 241797 or by email to enquiries@healysimpson.co.uk.

Disclaimer

These particulars have been prepared as a general guide only and complete accuracy cannot be guaranteed. This brochure does not form a contract or any part of a contract. Interested parties should seek professional verification on points of importance or concern.



Energy performance certificate (EPC)

298, Wood Lane
Heskin
CHORLEY
PR7 5NT

Energy rating

C

Valid until: **15 November 2029**

Certificate number: **9528-6988-7249-6171-6994**

Property type

Semi-detached house

Total floor area

62 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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