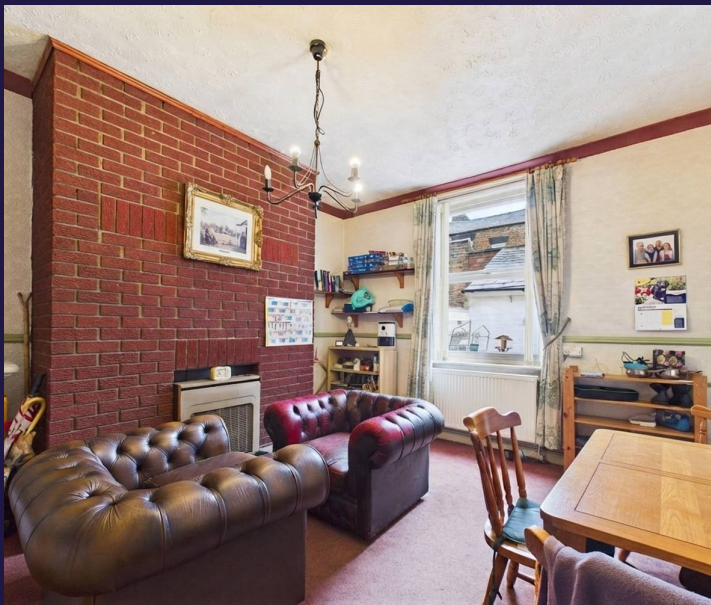


HOME  TRUTHS

Springfield Road, Chorley

PR7 1JB





Spacious end terrace property within easy walking distance of all town centre amenities, offering an impressive 1,300 square feet of accommodation. In need of modernisation, this family home is brimming with potential and provides an exciting opportunity for those looking to create a home to their own taste. Step into the vestibule and from there to the hallway, leading to the comfortable living room with open fire, providing a cosy retreat during the colder months. To the rear, reception two makes an excellent dining room and opens directly onto the kitchen. Steps lead down to the functional cellar, providing valuable additional storage and offering potential for conversion into a cinema room, subject to the necessary requirements. Step outside into the enclosed courtyard garden, which benefits from ginnel access to the street and three useful outbuildings. These offer excellent potential for conversion into garden rooms, home offices, workshops or additional entertaining space, subject to any necessary consents. Back inside, stairs rise to the first-floor landing, giving access to two comfortable double bedrooms and a well-proportioned single bedroom. Completing the accommodation, the bathroom comprises electric shower in a walk-in cubicle, wc and wash hand basin set on a vanity unit. Offering generous accommodation, excellent town centre convenience and considerable potential for modernisation and further improvement, this spacious end terrace is an exciting opportunity for buyers looking for a property they can transform into their ideal home.

Spacious end terrace property within easy walking distance of all town centre amenities, offering an impressive 1,300 square feet of accommodation. In need of modernisation with excellent potential. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious end terrace
- 1300 square feet in total
- Cellar and outbuildings
- Three bedrooms
- Town centre location
- In need of modernisation



HOME  TRUTHS

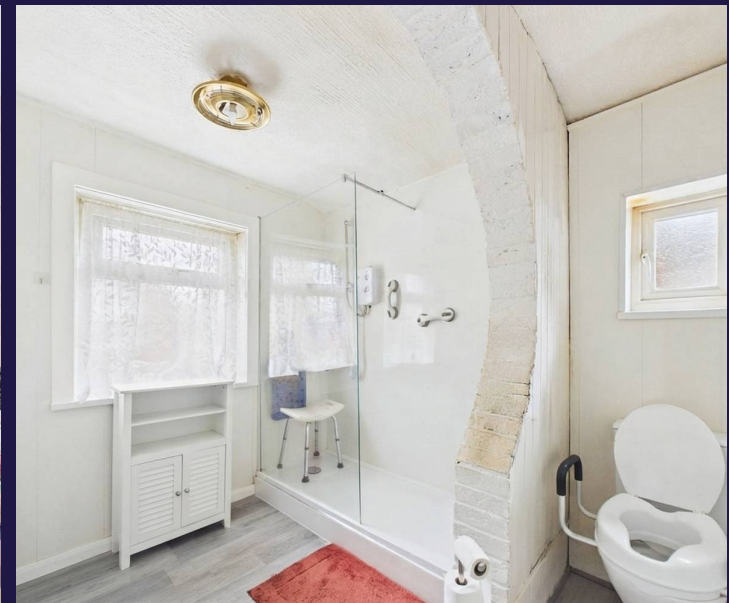
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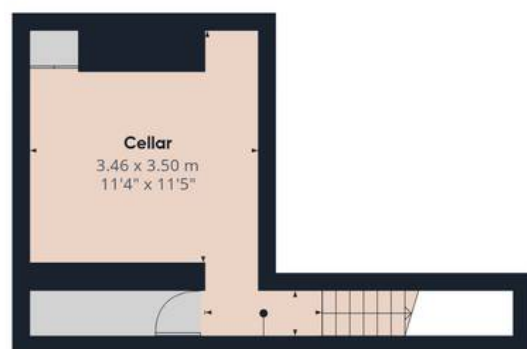
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01257 451673

Coppull Branch

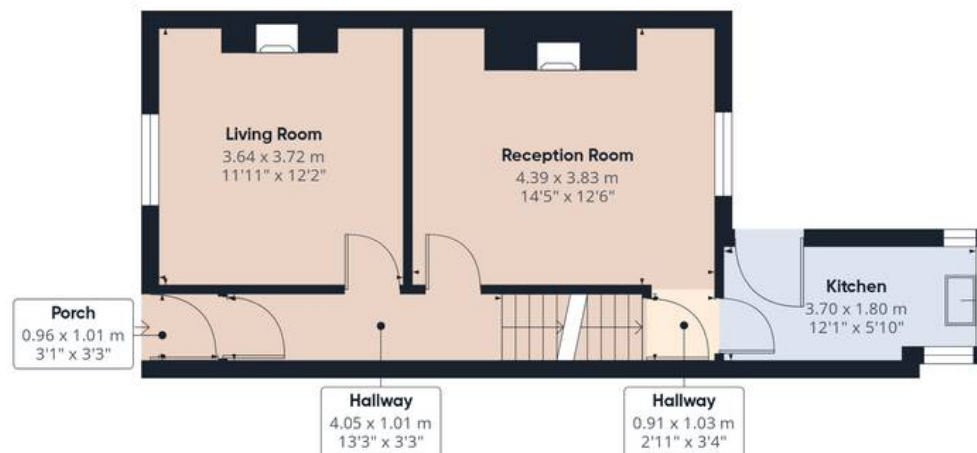
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk

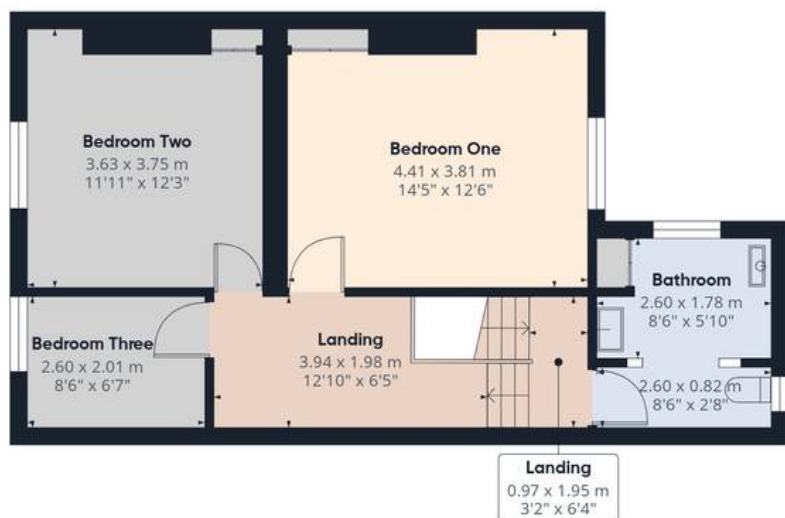




Floor -1 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

121.7 m²

1309 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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