

4 Weldbank Street, Chorley, PR7 3NL



## Offers Around £135,000

Superbly presented extended two bedroom mid terraced property. Fully modernised to an extremely high standard. This property is located close to local shops, schools, transport links and all local amenities.

Benefiting from double glazing, extended kitchen diner, gas central heating and private enclosed rear courtyard. Viewing is highly recommended to appreciate the condition and all this property has to offer.

- Two Bedroom
- Fully Refurbished To High Standard
- No Chain
- Gas Central Heating
- Council Tax Band A
- Extended To Rear
- Vacant Possession
- Fully Double Glazed
- EPC Rating C
- Mid Terraced



Fully refurbished extended two bedroom mid terraced property. This superbly presented property is located in a very popular residential location, close to local schools, shops, transport links and all local amenities. The property comprises:- Lounge, extended kitchen diner, two bedrooms and a family bathroom, enclosed rear court yard. Benefitting from double glazing, gas central heating, sold with vacant possession and no onward chain.

Viewing is highly recommended to appreciate the condition location and all this property has to offer.

**Lounge 11'7" x 14'1" (3.52m x 4.30m)**

UPVC double glazed window to front, feature wall mounted electric fire set in feature surround, double radiator, uPVC double glazed entrance door to front:



**Kitchen/Dining Room 14'2" x 14'1" (4.33m x 4.30m)**

Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, composite sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and dishwasher, built-in electric fan assisted oven, built-in electric hob with extractor hood over, two uPVC double glazed windows to rear, double radiator, stairs, uPVC double glazed entrance door to rear.



**Bedroom 1 12'8" x 9'1" (3.86m x 2.76m)**

UPVC double glazed window to front, double radiator:

**Bedroom 2 9'1" x 8'10" (2.77m x 2.68m)**

UPVC double glazed window to front, radiator:

**Bathroom**

Three piece suite comprising deep panelled bath, wash hand basin in vanity unit with storage under, mixer tap and full height ceramic tiling to two walls and half ceramic tiled walls to remaining two walls, low-level WC, uPVC frosted double glazed window to rear, heated towel rail.

**Landing**

Double radiator:

**Outside Rear**

Fully decked enclosed rear courtyard area with space for seating and dining area.

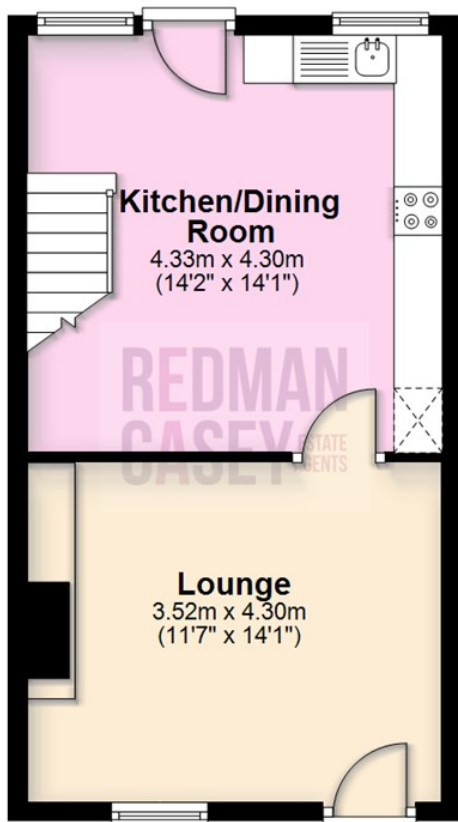






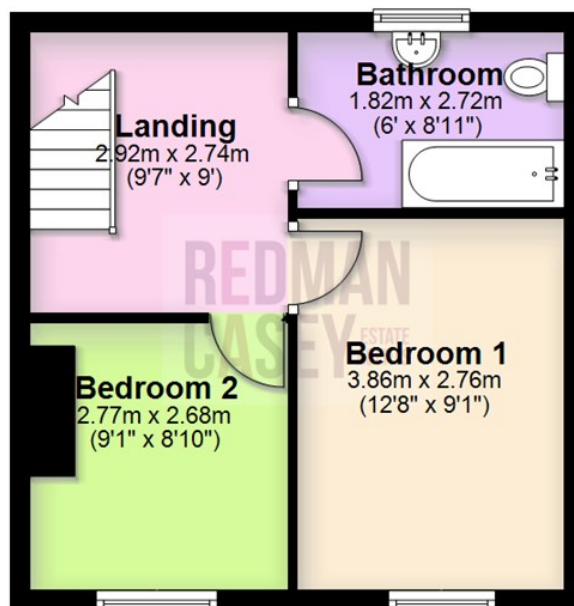
## Ground Floor

Approx. 34.2 sq. metres (368.2 sq. feet)



## First Floor

Approx. 32.2 sq. metres (346.2 sq. feet)




Total area: approx. 66.4 sq. metres (714.5 sq. feet)


The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

### Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
|   | 71  | 88        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current   | Potential |
|---|---|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |           |
| (92 plus) <b>A</b>  |   |           |
| (81-91) <b>B</b>  |   |           |
| (69-80) <b>C</b>  |   |           |
| (55-68) <b>D</b>  |   |           |
| (39-54) <b>E</b>  |   |           |
| (21-38) <b>F</b>  |   |           |
| (1-20) <b>G</b>   |   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |           |
|   |   |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC  |           |

