

128 Geoffrey Street, Chorley, Lancashire, PR6 0HF



£97,950

A superb bay fronted mid terraced home offered in walk in condition offered with no onward chain with lounge, kitchen diner, two bedrooms and three piece bathroom suite. Low maintenance patio to the rear, double glazed windows, gas centrally heated, ideal first time buy.

- Good Condition Throughout
- No Chain
- Close To Amenities
- Modern Finish
- Two Bedrooms
- Lounge & Kitchen Diner



Positioned on Geoffrey street Chorley this bay fronted mid terraced home refurbished to a high standard and offered with no onward chain and comprising, lounge, kitchen diner, two bedrooms and a three piece bathroom suite. Further features include gas central heating, double glazed windows and the property has a low maintenance rear patio. The property is located near to amenities and with proximity to transport an commuting links. Early viewing is highly recommended.

Lounge 12'7" x 13'5" (3.84m x 4.09m)

door into lounge with double glazed bay window to front aspect, power points, wall mounted radiator, laminate flooring, double glazed bay window to front elevation, ceiling and wall lights, door to access to stairs.

stairs

Door to kitchen diner, stairs rise to upper level.

Kitchen/Diner 9'7" x 13'5" (2.93m x 4.09m)

Modern fitted kitchen diner offering a range of wall and base units with contrasting work surfaces, splash back tiling, central island, power points, wall mounted radiator, integrated oven with four hob gas burner and extractor over. Plumbed for washing facilities, double glazed window to rear, single & quarter drainer sink with mixer tap, door to rear, wall mounted gas fired central heating boiler housed in wall unit.

Landing

Stairs rise to upper level, doors , lead to further accommodation.

Bedroom 1 12'11" x 13'5" (3.94m x 4.09m)

Good sized double room with space for freestanding or built in wardrobes, power points, wall mounted radiator, double glazed window to front aspect.

Bedroom 2 13'0" x 6'10" (3.96m x 2.08m)

Accessed off the landing with double glazed window to rear, power points, wall mounted radiator.

Bathroom

Modern three piece suite comprising panelled bath with shower over and screen, low level W.C., vanity wash basin, wall mounted heated towel rail, double glazed frosted window to the rear, partial tiled elevations.

Outside

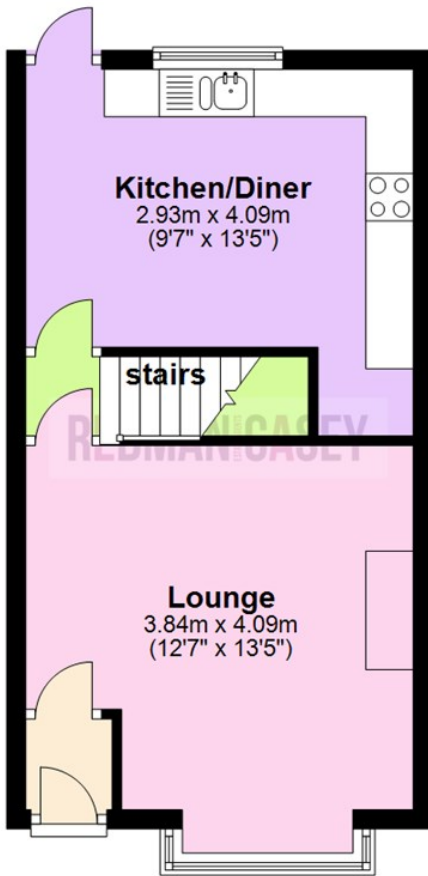
A low maintenance stone flagged patio area with traditional borders and additional brick built storage.





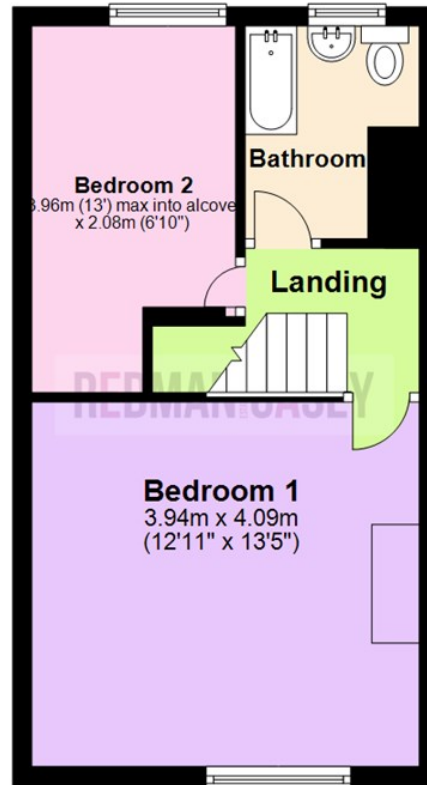
Ground Floor

Approx. 32.2 sq. metres (347.0 sq. feet)



First Floor

Approx. 31.1 sq. metres (335.2 sq. feet)



Total area: approx. 63.4 sq. metres (682.2 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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 72 | 88 |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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