



***17 Woodville Road
Heath Charnock
£89,950***



Requiring full modernisation but offering tremendous potential, this is a **THREE BEDROOMED MID TERRACED HOUSE** situated off the main thoroughfare in this popular location of Heath Charnock. The property briefly comprises an entrance vestibule, entrance hall, two reception rooms, kitchen and to the first floor are three bedrooms and bathroom. The property is offered for sale **CHAIN FREE** and could attract a first time buyer or investor.

Directions: From our Adlington Office at the traffic lights turn right into Chorley Road and continue out of the village and at the roundabout with the White Horse Public House turn right into Rawlinson Lane and take a right hand turn into Woodville Road and the property is on the right hand side.

1 Fazackerley Street
Chorley
Lancashire
PR7 1BG
Tel: 01257 241173
Fax: 01257 261806

297 The Green
Ecclestone
Chorley
Lancashire
PR7 5TS
Tel: 01257 452702

22 Town Road
Croston
Preston
Lancashire
PR26 7RB
Tel: 01772 601092

10 Babylon Lane
Adlington
Chorley
Lancashire
PR6 9NN
Tel: 01257 481203

The Accommodation Comprises

Entrance		Hardwood entrance door into:-
Vestibule		Built-in fitted meter cupboard; glass door to:-
Hallway		Dado rail; doors to the front reception room and second reception room; understairs storage cupboard with fitted coat hooks.
Front Reception Room	3.81m x 3.36m 12'6 x 11'0	The measurements have been taken into the alcoves; fitted gas fire; large single glazed window to the front; power points; telephone socket; corner built-in fitted cupboard; ceiling light fitting.
Rear Reception Room	3.98m x 3.45m 13'1 x 11'4	The measurements have been taken into the alcoves; electric fire fitted on a tiled hearth and back; large single glazed window to the rear with a leaded glass window above; doorway with stairs leading to the first floor; power points; telephone socket; television aerial socket; door to:-
Kitchen	2.84m x 1.76m 9'4 x 5'9	In need of a re-fit, the kitchen contains a stainless steel sink unit; laminate worktop; plumbed for automatic washing machine; glazed window to the side; power points; rear door.

FIRST FLOOR

Landing		Power point; telephone point extension.
Bedroom One	4.75m x 2.35m 15'7 x 7'9	Single glazed window to the front; power point.
Bedroom Two	3.84m x 1.95m 12'7 x 6'4	Single glazed window to the front; power point.
Bedroom Three	3.06m x 2.0m 10'0 x 6'7	Single glazed window with a stained leaded glass window above to the rear; power point; cylinder/airing cupboard with fitted shelves.
Bathroom		Fitted with the original three piece suite by <i>Armitage Ware</i> consisting of an enamelled bath with tiled splashbacks; pedestal wash hand basin with tiled splashbacks; low level WC; opaque single glazed window; ceiling light electric heater fitting.

OUTSIDE

Rear Yard		A private enclosed rear yard with brick walls and a wooden service gate; brick storage outbuilding attached to the property.
Front Garden		Enclosed behind a dwarf brick wall and a wooden gate; a flagged front garden ideal for displaying potted plants etc.

