



***25 Stratford Road  
Chorley  
£127,500***



Tastefully presented garden fronted **VICTORIAN MID TERRACED HOUSE** with many original features and briefly comprising a vestibule, hallway, two reception rooms and a fitted kitchen to the ground floor. To the first floor in addition to the two double bedrooms is another room suitable for a hobbies/study and there is a most spacious recently fitted bathroom suite. Further benefits from having gas fired central heating and uPVC double glazing. There is also an option of converting the attic to further rooms. To the rear of the property is an attractive lawned rear garden which is not overlooked and attracts the full days sun.

***VIEWING RECOMMENDED***

*Directions: From Chorley Town hall proceed to the traffic lights turning right onto Union Street. Continue to the end and at the roundabout turn left. At the next roundabout turn right into Stump Lane and proceed over the railway bridge and take the second turning on the right hand side into Stratford Road where the property will be found on the right hand side.*

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Ecclestone  
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22 Town Road  
Croston  
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PR26 7RB  
Tel: 01772 601092

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

## *The Accommodation Comprises*

### Vestibule

Hardwood double glazed entrance door into the vestibule which has the original cornice ceiling; picture rail; fitted coat hooks; built in meter cupboard; glazed door into:-

### Hall

With period *Lincrusta* panelling up to dado rail; picture rail; original cornice ceiling; central heating radiator with thermostatic control; power point; stairs leading to the first floor.

### Front Reception

3.84m x 3.58m  
12'7 x 11'9



The measurements have been taken into the uPVC double glazed bay window and to the alcoves to the sides of the feature period open style tiled fireplace; beautiful original cornice ceiling; central heating radiator with a thermostatic control; power points; television socket; connection to *Sky*; original panelled door.

### Rear Reception

4.12m x 3.77m  
13'6 x 12'4



The measurements have been taken to the alcoves; feature period tiled fireplace; central heating radiator with thermostatic control; power points; television socket; uPVC double glazed window overlooking the rear garden; picture rail; original period panelled door; useful under stairs storage cupboard fitted with shelves.

## Kitchen

5.20m x 2.16m  
17'1 x 7'1



A light and airy fitted kitchen with a range of wall and base units in laminate with a hardwood trim; post formed laminate worktops; power points; inset acrylic sink with vegetable preparation and a monobloc mixer taps; tiled splash backs; gas cooker; extractor fan fitted; two ceiling light fittings; two uPVC double glazed windows; complimentary wood effect vinyl floor; uPVC double glazed door to the rear; original period panelled door into the second reception room.

## FIRST FLOOR

### Spacious Landing



Balustrade galleried landing with a power point; original built-in fitted cupboard; textured ceiling; loft access (possible room to create further rooms).

### Front Bedroom

4.78m x 3.35m  
15'8 x 11'0



A good sized bedroom with a large uPVC double glazed window and the measurements were taken into the alcoves; central heating radiator with thermostatic control; telephone socket; power points; television socket; period panelled door.

### Rear Bedroom

4.14m x 3.0m  
13'7 x 9'10



Another double sized bedroom with an original cast iron Victorian feature fireplace; uPVC double glazed window overlooking the rear garden; central heating radiator with thermostatic control; power points; period panelled door.

### Study/Hobbies Room

2.13m x 1.84m  
7'0 x 6'1



A room which links the landing to the bathroom this could be used as a study; wall mounted gas fired combination central heating boiler; uPVC double glazed window; textured ceiling and a feature beam.

### Bathroom

3.27m x 2.18m  
10'9 x 7'2



A spacious bathroom with a recently fitted shell style suite in white incorporating a panelled bath with electric over shower with chrome fittings; glass shower screen; fully tiled to the shower and bath area extending to matching splash backs a pedestal wash hand basin and a close coupled W.C.; textured ceiling and light fitting; uPVC double glazed tilt and open opaque window; central heating radiator

### Front Garden

Containing raised flower beds with a variety of shrubs, plants etc., brick walls and flagged path leading to the front entrance.

### Rear Garden



A lawned garden which is not directly overlooked and attracts the full days sun. There is a flagged patio and a further crazy paved terrace and path continuing to the rear where there is a service gate. Raised flower bed with a mature specimen tree; timber storage shed; cold water bib tap. Brick rear wall and wood fence panels and a palisade wall dividing the neighbouring property; P.I.R security lighting.