



***31 Arcon Road
Coppull
£65,000 CHAIN FREE***



This is a well presented **FIRST FLOOR FLAT** which has an entrance hallway, a good sized lounge, fully fitted integrated kitchen and a good sized bedroom. The property benefits from gas central heating and there is a communal car park available for residents parking.

Directions: From Chorley Town Hall, turn right at the traffic lights into Union Street. At the roundabout turn right onto the by-pass then right again into George Street at the Lyons Lane roundabout. Cross the next roundabout and proceed along Pall Mall until it becomes Moor Road, then Coppull New Road and at the mini roundabout at the top of the hill, turn right onto Spendmore Lane. Continue under the railway bridge and take the second turning on the right into Chapel Street. Proceed along Chapel Street and take a left hand turning into Arcon Road. The property can be identified by our For Sale board.

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

uPVC entrance door from the communal entrance hallway into:-

Hallway

Central heating radiator with thermostatic control; laminate floor; power point; dado rail; textured ceiling; fitted cupboard housing the central heating boiler; intercom telephone system operating the front entrance.

Walk-In Storage Cupboard

This is a good sized walk-in storage cupboard fitted with shelves; power point; ceramic tiled floor; electric control panel.

Bathroom

1.91m x 1.80m
6'3 x 5'11



Fitted with a three piece suite in white incorporating an enamel bath; matching pedestal wash hand basin; close coupled W.C; tiled splashbacks; ceramic tiled floor; central heating radiator with thermostatic control; textured ceiling; opaque uPVC double glazed window.

Lounge

4.74m x 3.43m
15'6 x 11'3



The laminate flooring continues into this lounge which has a uPVC double glazed window to the front; central heating radiator with thermostatic control; dado rail; coved and textured ceiling; ceiling fan/light combination fitting; wall lights; power points; television aerial socket; glazed door into the:-

Kitchen

2.90m x 2.46m
9'6 x 8'0



Fully fitted kitchen with a range of wall and base units incorporating glass display cabinets; extractor hood over the four ring gas hob; split level oven and grill by *Indesit*; post formed laminate worktops; inset stainless steel sink with monobloc mixer taps; tiled between worktops and units extending to matching splashbacks in glazed ceramic tiles; chrome power points; ceramic tiled floor; space for fridge/freezer; plumbing for an automatic washing machine; central heating radiator with thermostatic control; uPVC double glazed window; panelled ceiling with recessed halogen downlights.

Bedroom

4.05m x 3.05m
13'4 x 10'0



uPVC double glazed window to the front; central heating radiator with thermostatic control; laminate flooring; power points; textured ceiling.

