



***6 Longton Street
Chorley
£114,950***



This is a **THREE BEDROOMED GARDEN FRONTED END TERRACED HOUSE**, situated close to local amenities, and the accommodation briefly comprises a vestibule, entrance hall, two tastefully presented reception rooms with laminate floors, a recently installed contemporary style kitchen (2007), family bathroom and to the first floor there are three bedrooms.

There is gas fired central heating and uPVC double glazed windows throughout. To the rear is an enclosed rear yard with storage shed and flower borders. There is parking at the side of the property and also to the front.

Directions: From Chorley Town Hall turn right into Union Street and continue to the roundabout. Turn right onto the dual carriageway and continue along passing the train station on the left. At the next roundabout turn left into Lyons Lane. Continue to the top of Lyons Lane and bear left into Eaves Lane. Take the first turning on the left into Seymour Street. Take the first turning on the right into Longton Street and the property can be found on the right hand side.

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Lancashire
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Fax: 01257 261806

297 The Green
Eccleston
Chorley
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PR7 5TS
Tel: 01257 452702

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

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

The Accommodation Comprises

Entrance

Hardwood door with a glass panel and a window above.

Vestibule

Ceramic tiled floor; entrance to hallway.

Hallway

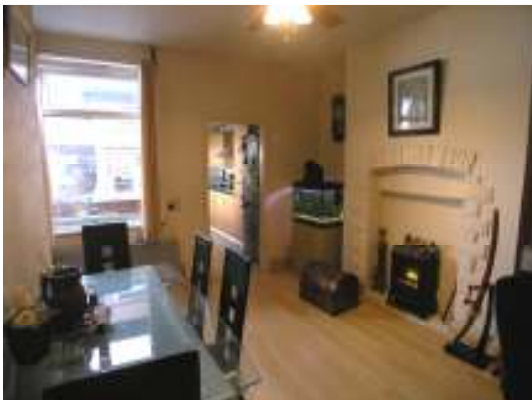
Laminate flooring; fitted coat hooks; panelled door.

Front Reception Room 3.97m x 2.98m
13'0 x 9'9



The measurements have been taken into the alcoves; feature chimney brick niche to the fireplace; uPVC double glazed window; central heating radiator with thermostatic control; power points; coved ceiling; ceiling light fitting; laminate flooring; television aerial socket; cable TV point; telephone point; fitted meter cupboards; double doors with etched glass panels to the:-

Rear Reception Room 4.05m x 3.97m
13'4 x 13'0



These are maximum measurements into the alcoves; feature chimney breast with an electric stove; power points; ceiling light/fan combination fitting; useful spacious understairs storage cupboard fitted with shelves; laminate flooring; central heating radiator with thermostatic control; stairs to the first floor; panelled door to:-



Kitchen

3.76m x 2.42m
12'4 x 7'11



Recently installed (2007) and fitted with a range of wall and base units in a cherry wood finish with contemporary style chrome handles; chimney style extractor hood over the four ring ceramic hob; conventional grill oven which sits on the worktops; inset acrylic sink with vegetable preparation area and a swan necked monobloc mixer tap inset into post formed laminate worktops; plumbed for automatic washing machine; vented for tumble dryer; ceramic tiled walls; chrome power points; laminate flooring; central heating radiator; textured ceiling; halogen track spotlight fitting; uPVC double glazed window; door to :-

Utility Room

Textured ceiling; fitted shelves; rear door; power points.

Bathroom

2.27m x 1.65m
7'5 x 5'5



Fitted with a shell style three piece suite in white incorporating a panelled bath with electric over shower and shower curtain rail; pedestal wash hand basin and close coupled WC; fully tiled walls to the bath and shower area in ceramic tiles extending to the matching splashbacks; opaque uPVC double glazed window; central heating radiator with thermostatic control; ceramic tiled floor; textured ceiling.

FIRST FLOOR

Landing

Loft access.

Main Bedroom

3.92m x 3.20m
12'10 x 10'6



The measurements have been taken into the alcoves; uPVC double glazed window to the rear with fire escape facilities; power points; built-in cupboard housing the combination gas fired central heating boiler; central heating radiator with thermostatic control; ceiling light/fan combination fitting; telephone point.

Bedroom Two	4.01m x 2.43m 13'2 x 8'0	uPVC double glazed window to the front; central heating radiator with thermostatic control; power points; textured ceiling; Cable TV point.
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Bedroom Three	3.18m x 1.49m 10'5 x 4'10	uPVC double glazed window to the front; central heating radiator with thermostatic control; power points.
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OUTSIDE

Front Garden		Behind a brick retaining wall with stone copings and wrought iron railings; flagged for easy maintenance; wrought iron gate.
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Rear Yard		A flagged rear yard with side flowerbeds; brick boundary walls; rear wooden gate; useful storage shed; stone steps leading to the rear of the yard.
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