



***8 Springfield Terrace  
Heath Charnock  
£164,995***



This is a **THREE BEDROOMED GARDEN FRONTED TERRACED HOUSE** requiring some modernisation. The accommodation comprises two ground floor reception rooms, galley style kitchen, lower ground floor utility rooms and three bedrooms and shower room to the first floor. The property has gas fired central heating and uPVC double glazing.

The property is being offered for sale **CHAIN FREE**.

*Directions: From our Adlington office proceed up Babylon Lane, and after passing Greenhalgh Lane on the right hand side, take the next left hand turning into Factory Lane. Continue into Springfield Terrace and the property is situated on the left hand side next to the end.*

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PR26 7RB  
Tel: 01772 601092

10 Babylon Lane  
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Lancashire  
PR6 9NN  
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*The Accommodation Comprises*

Entrance

Dressed stone arch over the uPVC double glazed entrance door with fanlight above; door opens into the:-

Hall

4.50m x 0.97m  
14'9 x 3'2

Central heating radiator with thermostatic control; coat hooks; stairs leading to the first floor; entrance into the:-

Front Reception Room

3.71m x 3.53m  
12'2 x 11'7

The measurements have been taken into the alcoves; large window overlooking the front garden; central heating radiator with thermostatic control; gas fire inset into the chimney breast; power points; wall to wall carpeting.



Rear Reception Room

4.85m x 3.76m  
15'10 x 12'3

The measurements have been taken into the alcoves; large window to the rear; two central heating radiators with thermostatic controls; gas fire set into a tiled 1950's style fireplace; power points; television aerial socket; telephone point; carpeted floor; entrance into the:-



Kitchen

2.76m x 1.77m  
9'0 x 5'9

Galley style kitchen; uPVC double glazed side window; half glazed door; wall and base units; stainless steel sink and drainer with chrome taps; electric wall heater; vinyl floor covering; extractor fan.



Utility (Main Room)

4.75m x 3.86m  
15'7 x 12'7

The measurements have been taken into the alcoves; stone steps lead down to this room which is presently used as a washroom/utility room; the main room has a butlers sink with taps; plumbing for washing machine; flagged floor; white uPVC double glazed window.



Utility (Second Room)

2.65m x 1.80m  
8'8 x 5'10

White uPVC double glazed window; door leading to courtyard garden; flagged floor; houses the gas fired central heating boiler; gas utility meter.

## FIRST FLOOR

Landing

Power point; loft access.

Bedroom One (Front)

4.99m x 3.50m  
16'4 x 11'5

The measurements have been taken into the alcoves; uPVC double glazed window to the front; central heating radiator with thermostatic control; power points; gas fire inset into the chimney breast; carpeting.



Bedroom Two (Rear)

4.98m x 3.73m  
(extending to 4.66m)  
16'4 x 12'2 (extending  
to 15'3)

The measurements have been taken into the alcoves; uPVC double glazed window overlooking the courtyard garden; central heating radiator with thermostatic control; power points; telephone point; gas fire set into the chimney breast; doorway leading into the:-



### Shower Room

2.55m x 1.28m  
8'4 x 4'2

Consisting of an extending shower tray with electric over shower; close coupled W.C; pedestal wash hand basin; obscured glass window to the side; fully tiled; vinyl floor covering; door leads off to:-



### Bedroom Three (Rear)

2.64m x 2.36m  
8'8 x 7'8

White uPVC double glazed window overlooking the rear garden.



## OUTSIDE

### Front Garden

Stone wall to the front; large front garden; protected behind privet and hawthorn hedges; patio area to the middle surrounded by mature shrub borders.

### Rear Courtyard Garden

Walled garden consisting of a flagged courtyard; brick outbuilding; bolted access gate to rear.