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FOR SALE

**16 YARROWGATE
CHORLEY
PR7 3AZ**



Price: Offers Over 390,000

- Spacious and stylishly appointed semi-detached house
- Popular and desirable location
- Two reception rooms
- Three double bedrooms
- Loft room / study
- Gas central heating and double-glazed
- Large, landscape rear garden

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company has any authority to make or give any representation or warranty whatsoever in relation to this property.



CHARTERED SURVEYORS
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

Description:

This spacious, semi-detached house is situated within a desirable and sought after area and has been maintained to a very high standard. The stylishly appointed accommodation includes two reception room, open plan kitchen, three double bedrooms, loft/study room, family bathroom and shower room. To the front of the house is lawned garden and driveway providing ample provision for on-site parking. One of the main attractions of this home is the large rear garden including twin patios areas and extensive lawn. A viewing is essential to appreciate the many appealing qualities this home has to offer.

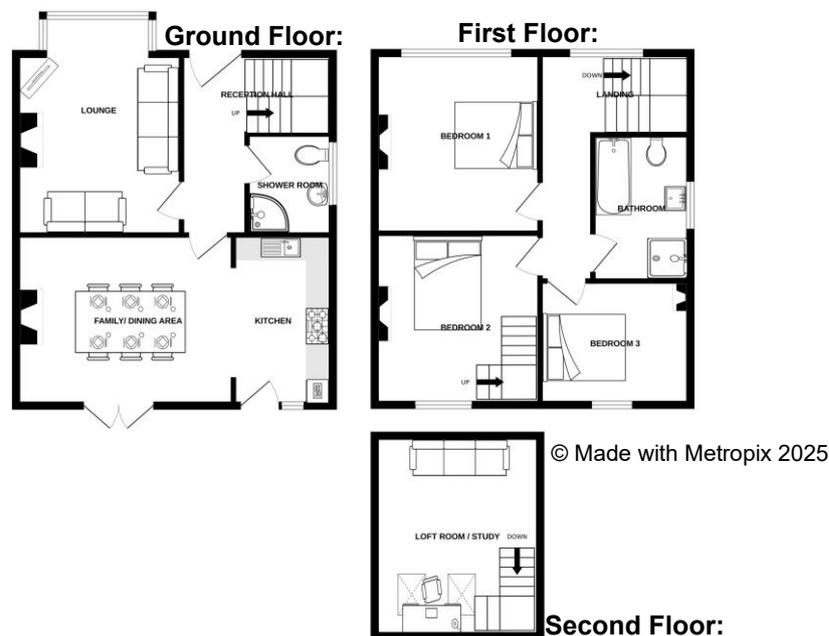
Location:

From our office proceed south along Market Street and at the 'big lamp' traffic lights continue southwest along Bolton Street. At the roundabout take the second exit onto Bolton Road (A6). Continue along Bolton Road for approximately 500m and turn left into Yarrowgate. The property can then be found on the left.



Floor Plan:

The floor plans are for illustration purposes only and not to scale



Accommodation: Ground Floor

(all sizes are approx) **Reception Hall**

Period style entrance door. Laminate flooring. Store under stairs.

Shower Room / WC

Modern three-piece suite comprising of a curved shower cubicle, close coupled WC and pedestal wash basin. Part tiled and partially PVC panelled walls. Heated towel rail. PVCu double-glazed window.

Lounge 4.9m x 3.6m (16'2 x 11'9) including bay window

Feature brick fireplace with multi fuel stove. Inset lighting. Central heating radiator. PVCu double-glazed windows.

Family Room / Dining Area 4.7m x 3.8m (15'9 x 12'5)

Chimneybreast featuring a cast iron, multi fuel stove. PVCu double-glazed French doors opening onto lower patio area. Laminate flooring. Central heating radiator.

Kitchen 3.8m x 2.4m (12'5 x 8')

Open plan kitchen with a range of wall cupboards, base cupboards and drawers. Laminate worktops including stainless steel sink unit and drains. Several integrated appliances including 5-ring gas hob, double oven, cooker hood and dishwasher. Tiled splash-backs. Laminate flooring. PVCu double-glazed door and window.

First Floor

Landing

Central heating radiator. PVCu double-glazed window.

Bedroom 1 3.6m x 4m (11'10 x 13'2)

Period style fireplace. Central heating radiator. PVCu double-glazed window.

Bedroom 2 3.6m x 3.8m (11'9 x 12'6)

Period style fireplace. Central heating radiator. PVCu double-glazed window. Staircase leading up to loft room / study.

Bedroom 3 3.6m x 2.7m (11'11 x 9')

Central heating radiator. PVCu double-glazed window.

Bathroom

Modern, white four-piece suite comprising of walk-in shower cubicle, bath with mixer taps and shower attachment, close coupled WC and vanity wash basin. Heated towel rail. PVCu double glazed window.

Second Floor

Loft Room / Study 4.4m max x 3.8m (14'7 max x 12'6)

Laminate flooring. Twin roof windows. Central heating radiator. Door through loft space.

Outside:

To the front of the house is a lawned garden and driveway enabling on-site parking for several vehicles. On the side of the house is a brick built, utility store with light, power, stainless steel sink unit and plumbing for washing machine and tumble dryer. At the rear is a large, landscape garden with twin patio areas and extensive lawn.

Energy Rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Tenure:

We understand the site is Leasehold for the residue of a 999-year term and subject to a nominal Ground Rent. Definite details should be confirmed by your Legal Adviser(s) prior to exchange of contracts.

Assessment:

According to the Valuation Office Agency's website, house has been placed in Band C and currently equates to a Council Tax of approximately £2070.

Services:

Mains gas, electricity and water supplies are laid on and the drains connect into the mains sewer.

Note:

All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system and any other appliances and fittings where applicable.

To View:

Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.



Reception Hall



Ground Floor Shower Room



Lounge



Family / Dining Area



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Loft Room / Study



Rear Garden



Rear Garden