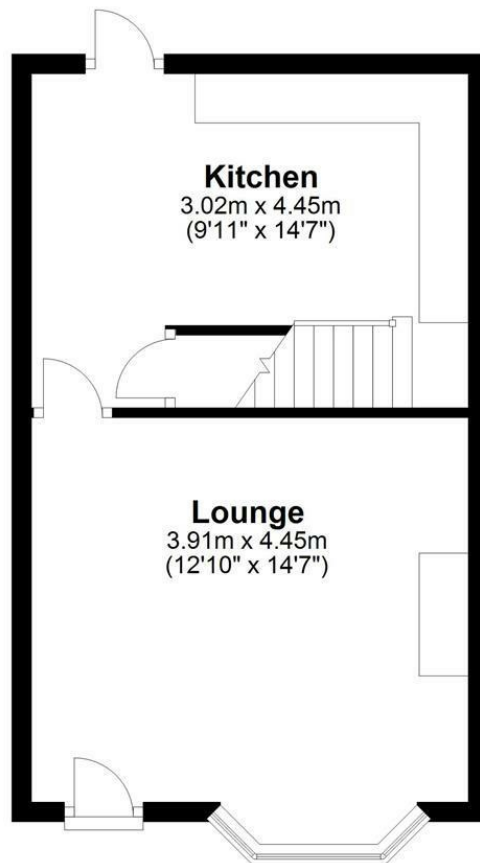


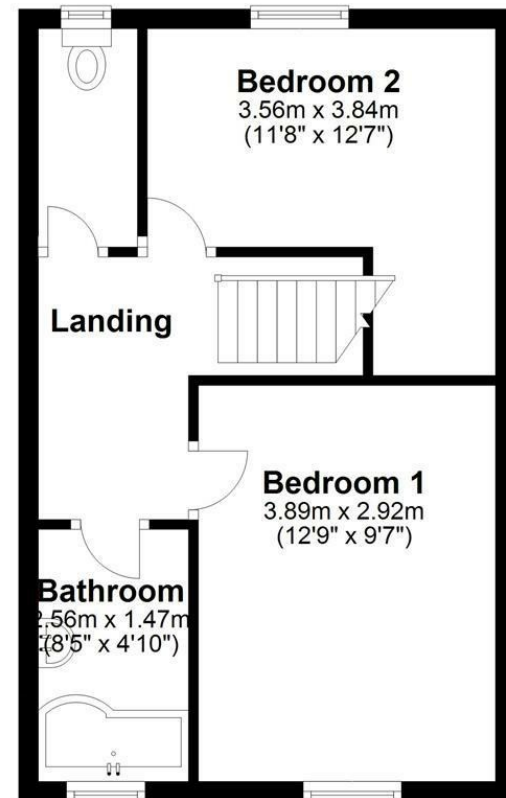
Ground Floor

Approx. 33.1 sq. metres (355.8 sq. feet)



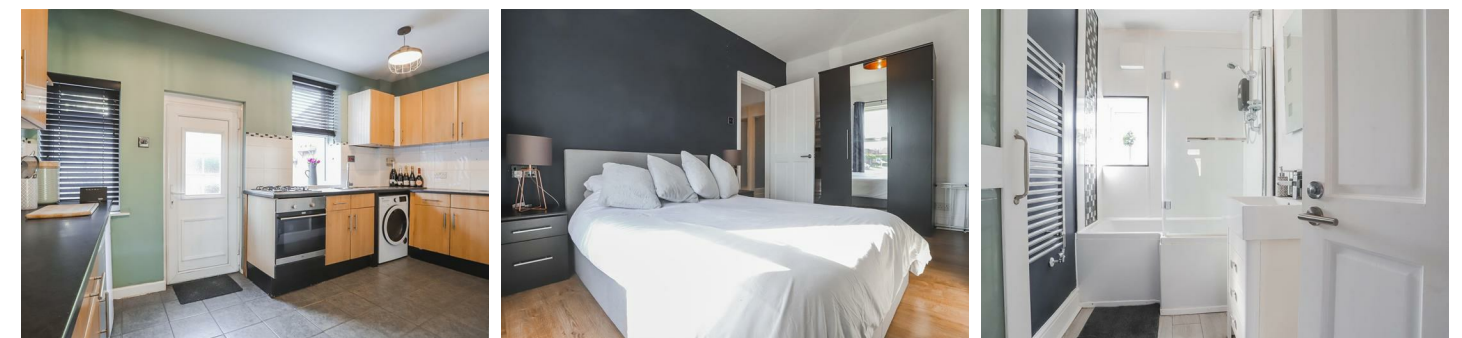
First Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



Total area: approx. 68.4 sq. metres (735.8 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Botany Brow, Chorley, PR6 0JN

£125,000

THE PERFECT FIRST TIME HOME WITH BEAUTIFULLY PRESENTED INTERIORS

Presented and maintained to a good standard throughout with spacious rooms, neutral decor, this fantastic two bedroom property is being proudly welcomed to the market in a highly regarded area of Chorley. This beautiful property is truly the perfect first time home for a couple or small family and is not to be missed! Situated conveniently close to bus routes, local amenities and perfect for accessing major commuter links.

The property comprises briefly; a welcoming entrance to the living room which has a door providing access to the kitchen. The kitchen has stairs leading to the first floor and doors providing access to under the stairs storage and to the rear yard. To the first floor there is a landing with doors providing access to two spacious bedrooms, a wc, and a two piece bathroom suite.

Externally there is an enclosed rear yard with access to an outbuilding and a gate leading to a shared access road. To the front there is an enclosed courtyard with bedding areas.

For further information or to arrange a viewing please contact our Chorley office at your earliest convenience.

Botany Brow, Chorley, PR6 0JN

£125,000

 2  1  1  C

- C-Rated EPC
- Desirable Area
- Excellent Motorway Links
- Leasehold Property
- Nearby Schools
- Spacious Rooms
- Beautifully Maintained
- On road parking
- Accessible Public Transport Routes

Ground Floor

Living Room

14'07 x 12'10 (4.45m x 3.91m)
UPVC double glazed bay window, central heating radiator, coving, ceiling rose, television point, gas fire, wood floor, dado rail, gas and electric metre, door to the kitchen.

Kitchen

14'07 x 9'11 (4.45m x 3.02m)
Two UPVC double glazed windows, central heating radiator, laminate wall and base units, laminate worktops, oven, four ring gas hob, stainless steel sink and drainer with mixer tap, part tiled elevations, tiled floor, plumbing for washing machine and dish washer, space for fridge and freezer, door to storage cupboard, UPVC double glazed door to rear yard.

First Floor

Landing

7'02 x 4'11 (2.18m x 1.50m)
Access to attic, wood effect floor, smoke alarm, doors two two bedrooms and a bathroom.

Bedroom One

12'09 x 9'07 (3.89m x 2.92m)
UPVC double glazed window, central heating radiator, wood effect floor.

Bedroom Two

11'08 x 12'7 (3.56m x 3.84m)
UPVC double glazed window, central heating radiator, storage container, mezzanine bed.

Bathroom

8'05 x 4'10 (2.57m x 1.47m)
UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, L-shaped bath with mixer tap, part tiled elevations, wood effect floor, extractor fan, electric feed shower.

WC

6'11 x 2'07 (2.11m x 0.79m)
UPVC double glazed frosted window, central heated radiator, dual flush WC, wood effect floor, part tiled elevations.



Tel: 01257447602

www.keenans-estateagents.co.uk