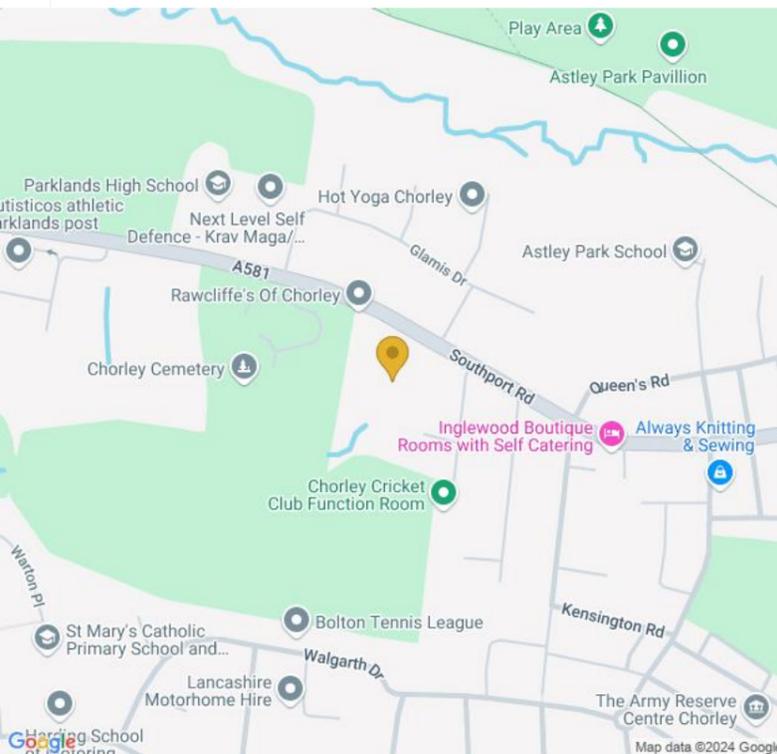
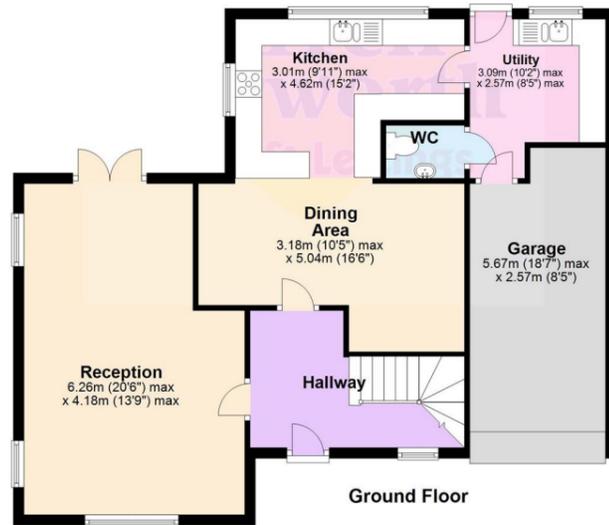


**£350,000**

Southport Road, Chorley  
PR7



**Chorley**  
13/15 Cleveland Street  
Chorley PR7 1BH

Tel: 01257 275231  
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- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Three Bedroom Detached Home & Separate One Bedroom Annex**
- **Property with An Abundance of Potential on Southport Rd**
- **Lounge, Dining Area, Kitchen, Utility, WC and Integral Garage**
- **Bathroom, Gardens to Front and Rear and Driveway**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**EPC D**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



Impressive three bedroom detached family home situated on the ever popular Southport Rd with a separate one bedroom detached annex to the rear which has an abundance of potential. The property is superbly located for Town Centre amenities, Astley Park and local schools.

In brief the accommodation comprises hallway, lounge, dining area, fitted kitchen, utility, ground floor WC and door to integral garage to the ground floor with the first floor comprising three bedrooms, a family bathroom and landing. Externally to the front there is ample off road parking with the rear providing a decent size decking area and is where the detached annex is located which comprises an L shaped open plan living arrangement, bedroom and an en suite wet room.

Tenure: Leasehold  
 Leasehold information: Terms: 999 years from 6th April 1956  
 Current Ground Rent: £25 per annum

Council Tax: Band D





