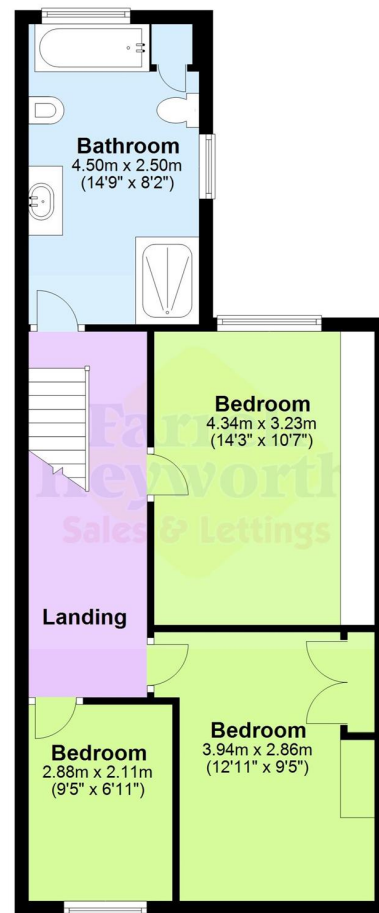
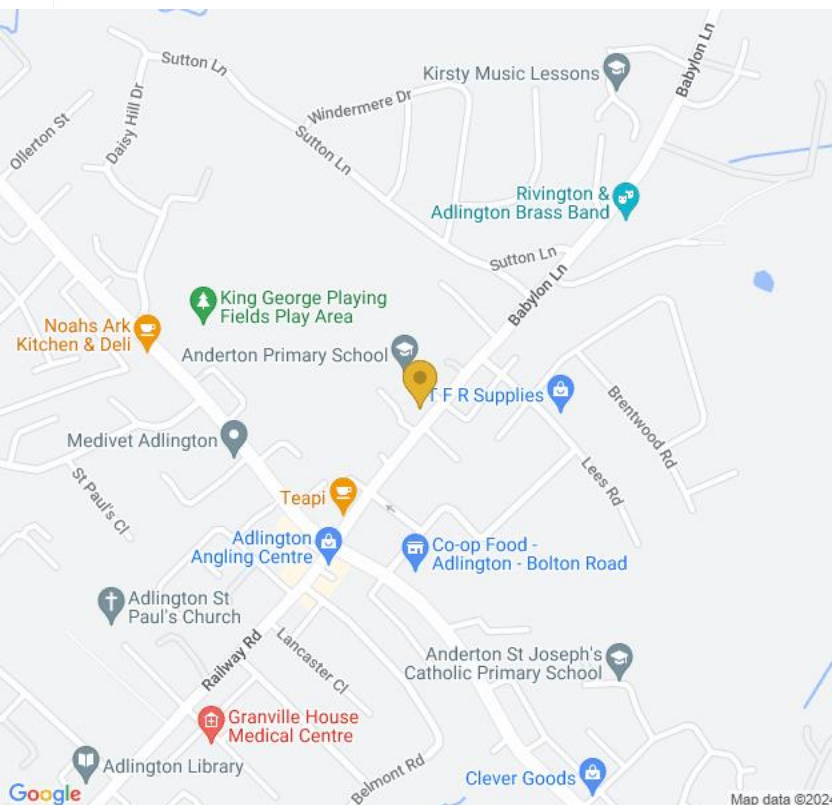


Ground Floor



First Floor



Chorley
13/15 Cleveland Street
Chorley PR7 1BH

Tel: 01257 275231
Email: chorley@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/chorley>

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

O.I.R.O
£199,999

Babylon Lane, Anderton,
Chorley PR6

Farrell
Heyworth
Sales & Lettings



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Traditional Three Bedroom Terrace in Anderton**
- **Close to Primary School, Local Amenities and Fabulous Countryside**
- **Two Good Size Receptions, Fitted Kitchen Diner, Rear Yard**
- **Great Size Bathroom, Vestibule, Hallway and Landing**

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.

EPC E

www.farrellheyworth.co.uk



This is a charming three-bedroom property in the highly sought after village of Anderton, Chorley. Situated in a village location, this traditional terrace home offers a wonderful opportunity for first-time buyers or investors. The property enjoys a convenient position, within walking distance to the picturesque Rivington and close proximity to Anderton Primary School and King George playing fields. Excellent travel links and a range of amenities are also easily accessible, making this an ideal location for both convenience and tranquillity.

As you step inside, the ground floor greets you with a vestibule, hallway, front reception currently used as the lounge and a rear bigger reception room presently being used as the dining room, from here there are double doors to the L shaped kitchen diner with fitted units and appliances and door to the rear yard with outside storage. To the first floor is a good size landing, three bedrooms and a great size family bathroom with separate shower.

Tenure: Leasehold
Leasehold information: Terms: 999 years from 1st May 1889
Current Ground Rent: £2 per annum
Council Tax: Band B



