

PETER E GILKES & COMPANY

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FOR SALE

**66 SCHOOL LANE
BRINSCALL
CHORLEY
PR6 8QP**



Price: OIRO £129,995

- Charming garden fronted terrace house
- Located in the heart of Brinscall
- Two bedrooms
- PVCu triple-glazed
- Good size rear yard
- Excellent opportunity for a first-time buyer or as a buy to let investment
- Requires updating and renovations

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 | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

Description: Situated in the heart of the charming village of Brinscall in the foothills of the West Pennine Moors, this street lined, mid-terraced house offers the potential to create a lovely home.

The house has been retained in the same family's ownership since it was built over 140 years ago and this is the first time it has ever been available on the open market.

In recent years, the house has been improved with the installation of a fitted kitchen, modern shower room and PVCu triple-glazing but would benefit from further improvements and renovations. A viewing is essential to appreciate the potential this house has to offer.

Accommodation: Ground Floor

(all sizes are approx)

Vestibule

Composite front door.

Lounge 4.1m x 4m excluding bay (13'5 x 13'3 excluding bay)

Decorative fireplace with coal effect gas fire. PVCu triple-glazed bay window.

Kitchen 4m x 3.7m (13'2 x 12'1)

Range of 'light oak' fronted base cupboards, wall cupboards and drawers complemented with brush steel effect square bar handles. Granite effect laminate worktops with single bowl stainless steel sink and swan neck Monoblock tap. Integrated stainless steel double oven, gas hob and cooker hood. Tiled splashbacks. Store under stairs. PVCu triple-glazed window and door.

First Floor

Landing

Bedroom 1 4m x 4m (13'3 x 13'2)

Fitted wardrobes. PVCu triple-glazed windows.

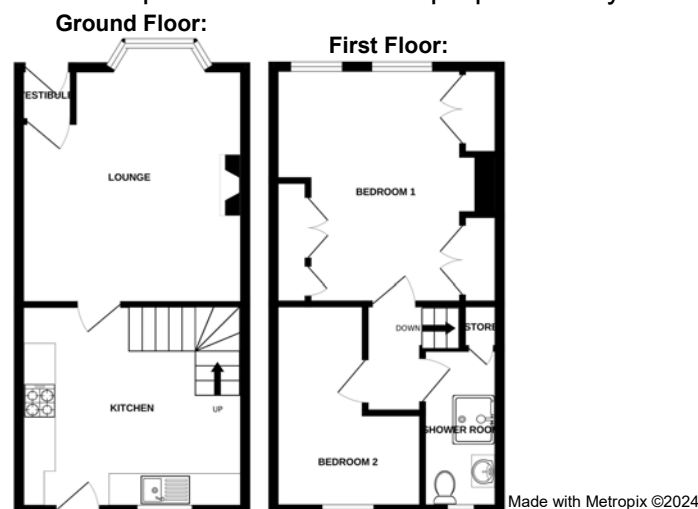
Bedroom 2 3.7m max x 2.7m max (12'2 max x 8'9 max)

Fitted bed unit, cupboards and desk. PVCu triple-glazed window.

Shower Room

White three-piece suite comprising of shower cubicle with electric shower, vanity wash basin and close coupled W.C. Main multi-point gas water heater. PVCu triple-glazed windows. Store over stairs.

Floor Plan: The floor plan is for illustration purposes only and not to scale.



- Outside:** To the front of the house is a small garden and to the rear is a good sized rear yard with a large timber shed, brick-built outhouse and adjoining store. On-street parking is available on School Lane.
- Energy Rating:** Awaiting assessment.
- Tenure:** We understand the site is Leasehold for the residue of a 999-year term and subject to a nominal Ground Rent. Definitive details should be confirmed by your Legal Adviser(s) prior to exchange of contracts.
- Assessment:** According to the Valuation Office Agency's website, the house has been placed in Band A and currently equates to a Council Tax of approximately £1480.
- 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 on the condition of the gas fire, multipoint water heater, electric heaters 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.



Lounge



Kitchen



Bedroom 1



Bedroom 2



Shower Room



Rear Yard