

PETER E GILKES & COMPANY

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FOR SALE

**18 WEST STREET
CHORLEY
PR7 2SJ**



Price: £149,950

- **Former dental surgery premises**
- **Suitable for use as offices or**
- **Reverting back to 5 bedroom, 2 bathroom house**
- **Tranquil and most convenient setting**
- **Close to town centre**

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes 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: The property has recently been used as an orthodontist surgery which is relocating. The premises provide the opportunity for use as offices or reverting back into a spacious, well proportioned house that could provide 5 bedrooms and 2 bathrooms.

It occupies a tranquil setting in a sought after exclusive cul-de-sac located off Market Street and therefore very convenient for comprehensive amenities.

Location: West Street is situated off the west side of Market Street.

Accommodation: The accommodation briefly comprises:

(all sizes are approx)

Ground Floor

Vestibule

Hall

Central heating radiator and display niche.

Reception Area 5.1m x 3.7m (16'9 x 12'4) including bay window
Attractive period style fireplace, central heating radiator.

Rear Hall

Reception Office 2.4m x 2.4m (8' x 8')

Store to Understairs

Office 2.5m x 1.9m (8'3 x 6'3)
Central heating radiator.

Staff Room/Kitchen 5.5m x 2.4m (18' x 8') plus bay window
Fitted cupboards with drawers and contoured worktops, matching wall cupboards. Sink unit with one and a half bowl inset sink, plumbing for automatic washing machine, tiling to floor.

Rear Store/Porch 2.4m x 2.1m (7'10 x 7') with portioned off.

Toilet

Low flush W.C. and containing wash hand basin, heated towel rail. Wall mounted gas fired boiler supplying central heating and domestic hot water.

First Floor

Spacious Landing

Central heating radiator.

Front Room 1 4.3m x 2.9m (14'2 x 9'7)
Fitted units, two inset sink units, matching wall cupboards and central heating radiator.

Front Room 2 3.2m x 1.6m (10'9 x 5'4)
Central heating radiator.

Rear Room 3 (Waiting) 4.6m x 3.0m (15'1 x 9'9)
Central heating radiator.

Rear Landing

Bathroom

Pedestal washbasin, low flush W.C., heated towel rail and cylinder cupboard

Rear Room 4 2.8m x 2.4m (9'2 x 8')
Central heating radiator.

Upper Landing (6 steps) leading to:

Front Room 5 3.1m x 2.3m (10'3 x 7'8)

Rear Room 6 3.5m x 2.2m (11'6 x 7'4)
Central heating radiator.

Toilet

W.C. and washbasin.

Outside: Small front garden. Rear yard leading up to enclosed private terraced patio with surrounding shrubs.

Tenure: The site is Freehold and free from Chief rent.

Assessment: For renting purposes the property is described as 'Surgery and Premises' and assessed at a Rateable Value of £4,550.

Energy Rating: (Awaiting Energy Performance Certificate)

Floor Plan: (Awaiting Floor Plan)

Services: Mains gas, electricity and water supplies are laid on, drainage to main sewer.

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

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

