

**PETER E GILKES & COMPANY**

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**FOR SALE**

**19 WATER STREET  
CHORLEY  
PR7 1EE**



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**Price: £139,995**

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- Extended, garden-fronted terraced house
- Occupying a quiet, yet convenient setting close to the town centre
- Three bedrooms
- Two reception rooms
- PVCu double-glazed
- Gas central heating

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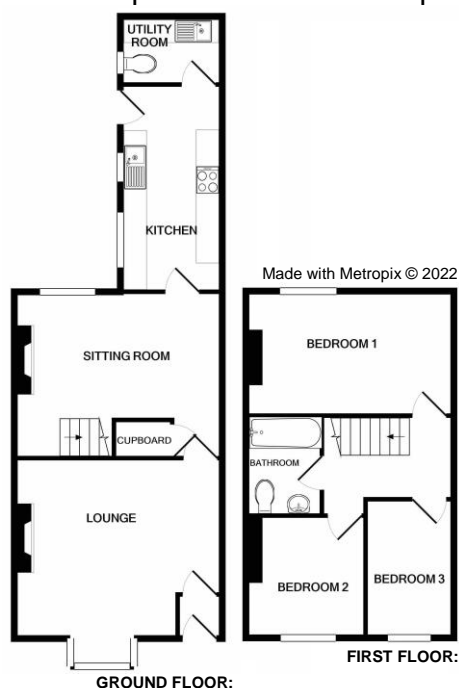


**CHARTERED SURVEYORS**  
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

**Description:** Situated in a quiet, yet convenient setting close to the town centre, this extended, garden-fronted terraced house benefits from recent improvements including new central heating boiler and radiators, PVCu double-glazed windows, fitted kitchen and a modern three-piece bathroom suite. A viewing is essential to appreciate the appealing qualities this home has to offer.

**Floor Plans:** The floor plan is for illustration purposes and not to scale:



**Accommodation: Ground Floor**

*(all sizes are approx)*

**Vestibule**

Period style front door and timber panelling to walls.

**Lounge** 4.5m x 4m excluding bay (14'11 x 13' excluding bay)

Decorative fireplace with slate hearth. Period style ceiling rose, picture rail and dado rail. Central heating radiator. PVCu double-glazed windows.

**Sitting Room** 4.5m x 3.7m (14'11 x 12')

Store under stairs. Central heating radiator. PVCu double-glazed window.

**Kitchen** 4.6m x 2.4m (15'2 x 7'11)

Range of grey wall cupboards, base cupboards and drawers with stainless steel effect T Bar handles, complemented with black granite laminate worktops including stainless steel 1.5 sink unit, drainer and chrome single lever tap. Integrated appliances with electric hob, oven, extractor hood, fridge and freezer. Gas combination central heating boiler and radiators. PVCu double-glazed windows and door.

**Utility Room / Cloakroom** 2.1m x 1.4m (7' x 4'9)

Grey wall cupboards, base cupboards with black granite laminate worktop and stainless steel sink unit. Plumbed for washing machine. Dual flush, close couple WC.

**First Floor**

**Landing**

**Bedroom 1** 4.5m x 2.8m (14'11 x 9'4)

Fitted wardobes, top boxes and dressing table. Central heating radiator. PVCu double-glazed window.

**Accommodation:** **Bedroom 2** 2.7m x 2.6m max (8'10 max x 8'8 max)  
(continued) Central heating radiator. PVCu double-glazed window.

**Bedroom 3** 3.1m x 1.8m (10'2 x 5'11)  
Central heating radiator. PVCu double-glazed window.

**Bathroom**  
White 3-piece suite comprising of dual flush WC, pedestal wash basin and bath with shower attachment and shower screen. Central heating radiator.

**Outside:** At the front of the house is a low maintenance garden and to the rear is a traditional yard which benefits from not being overlooked.

**Tenure:** We understand the site is Leasehold for the residue of a 999-year term and subject to a nominal Ground Rent.

**Energy Rating:** Awaiting assessment.

**Assessment:** According to the Valuation Agency's website the house has been placed in Band A and currently equates to a Council Tax of approximately £1310.

**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 and any other appliances and fittings where applicable.



Lounge



Sitting Room



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Rear Yard