

PETER E GILKES & COMPANY

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FOR SALE

**9 BEECHWOOD COURT
CHAPEL LANE
COPPULL
CHORLEY
PR7 4LU**



Price: £95,000

- Two bedrooms
- Two reception areas
- Newly redecorated
- PVCu double-glazed
- Gas central heating
- Convenient yet quiet location
- Ideal home for a first time buyer or as a buy to let investment

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: This recently redecorated and newly carpeted, middle terraced house provides deceptively spacious accommodation and occupies a quiet setting in the popular residential area of Coppull Moor. The property would make an ideal home for a first time buyer or an excellent opportunity for a buy to let investor.

Floor Plans: The floor plans are for illustration purposes and not to scale:



Accommodation: Ground Floor

(all sizes are approx)

Entrance Hall

Central heating radiator.

Lounge 4m x 3.9m (13'3 x 12'8)

Laminate flooring. Central heating radiator. PVCu double-glazed window.

Dining Area 3.2m max x 2.5m max (10'6 max x 8'3 max)

Laminate flooring. Store cupboard. Central heating radiator

Kitchen 2.3m x 1.7m (7'8 x 5'9)

White timber fronted wall cupboards, base cupboards and drawer. Laminate 'granite' style worktops with inset stainless steel sink and drainer. Integrated stainless steel electric oven, electric hob and extractor hood. Tiled splash backs. Tiled floor. Plumbed for washing machine.

First Floor

Landing

Store cupboard.

Bedroom 1 4.6m x 2.7m (15' x 8'11)

Central heating radiator. PVCu double-glazed window.

Bedroom 2 3.2m max x 2.3m (10'7 max x 7'6)

Central heating radiator. Store cupboard. PVCu double-glazed window.

Bathroom

White 3-piece suite comprising of WC, pedestal wash basin and bath with mixer taps and shower attachment. Central heating radiator. Store cupboard. Gas combination central heating boiler.

Outside: There are ample parking spaces within the communal carpark. Please note there is no rear garden.

Tenure: We understand the site is Freehold.

Energy Rating: Awaiting assessment.

Assessment: According to the Valuation Agency's website the house has been placed in Band A and equates to a Council Tax of approximately £1320.

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



Dining Area



Kitchen



Bedroom 1



Bedroom 2



Bathroom



Car Park