

£399,995



Armitstead  
Barnett

Bolton Road, Chorley, Lancashire, PR7 4AB





## Bolton Road, Chorley, Lancashire, PR7 4AB

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- Detached family home.
- Two reception rooms, a kitchen and a home office.
- Four bedrooms and a family bathroom.
- Off road parking for several vehicles.
- Set in a highly sought after and accessible location.
- No chain delay.



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In a popular and accessible location of Chorley is this detached family home. Conveniently located within a few minutes from the centre of Chorley and all the amenities it has to offer, with shops, restaurants and good local schools. The location boasts good connectivity to the major motorways, as well as a nearby train station in Chorley.

The property is entered through the front door into the hallway in which the downstairs rooms can be accessed. The living room is of a good size, boasting a feature fireplace, creating a cosy and focal point to the room. The bay window to the front allows for plenty of natural light to enter and flow around the room. The dining room is again of a good size and benefitting from the bay window again. The fitted kitchen has a range of wall and base units, sink and Rayburn. There is also a further reception room which is currently being utilised as a home office. The WC and utility room complete the groundfloor accommodation.



To the first floor are four good sized bedrooms and a family bathroom. The family bathroom has a bath, separate shower cubicle, hand was basin and WC.

Externally there is off road parking for several vehicles on the driveway, along with a garden to the front with mature hedging creating a good level of privacy.

This home is sold with the added benefit of no chain delay!











Armitstead Barnett

[abarnett.co.uk](http://abarnett.co.uk)



## General Remarks

**Services:** The property has the benefit of mains water mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system.

**Please note:** Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

**Parking allocated and number of spaces :** Driveway parking.

**Construction Type :** Standard

**Building Safety :** N/A

**Restrictive Covenants :** N/A

**Listed building :** The property is not listed

**Conservation Area / AONB :** N/A

**Easement, and Wayleaves or Rights of Way :** N/A

**Footpaths / Bridleways :** N/A

**Flooding :** The property has not flooded within the last 5 years, According to the Environment Agency's website the house sits in flood zone 1.

**Unimplemented Planning Consents :** N/A

**Planning Consents affecting the property :** N/A

**Accessibility adaption information :** N/A

**Coal field / mining area :** Within the LANCS Coal Mine Reporting Area - Information obtained from the Local Authority and British Geological Survey

### Communications :

Broadband: Standard and Superfast broadband available in the area

Mobile signal: Indoor (o2 + Vodafone) and likely outdoor signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

**Mortgage ability :** we understand that as far as we are aware it is possible to secure a mortgage against this property.

**Title & Tenure:** The property is offered for sale Leasehold with vacant possession upon completion.

**Local Authority:** Chorley Borough Council    **Council Tax:** Band E

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

**What3words Location :** plants.cable.squad

**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

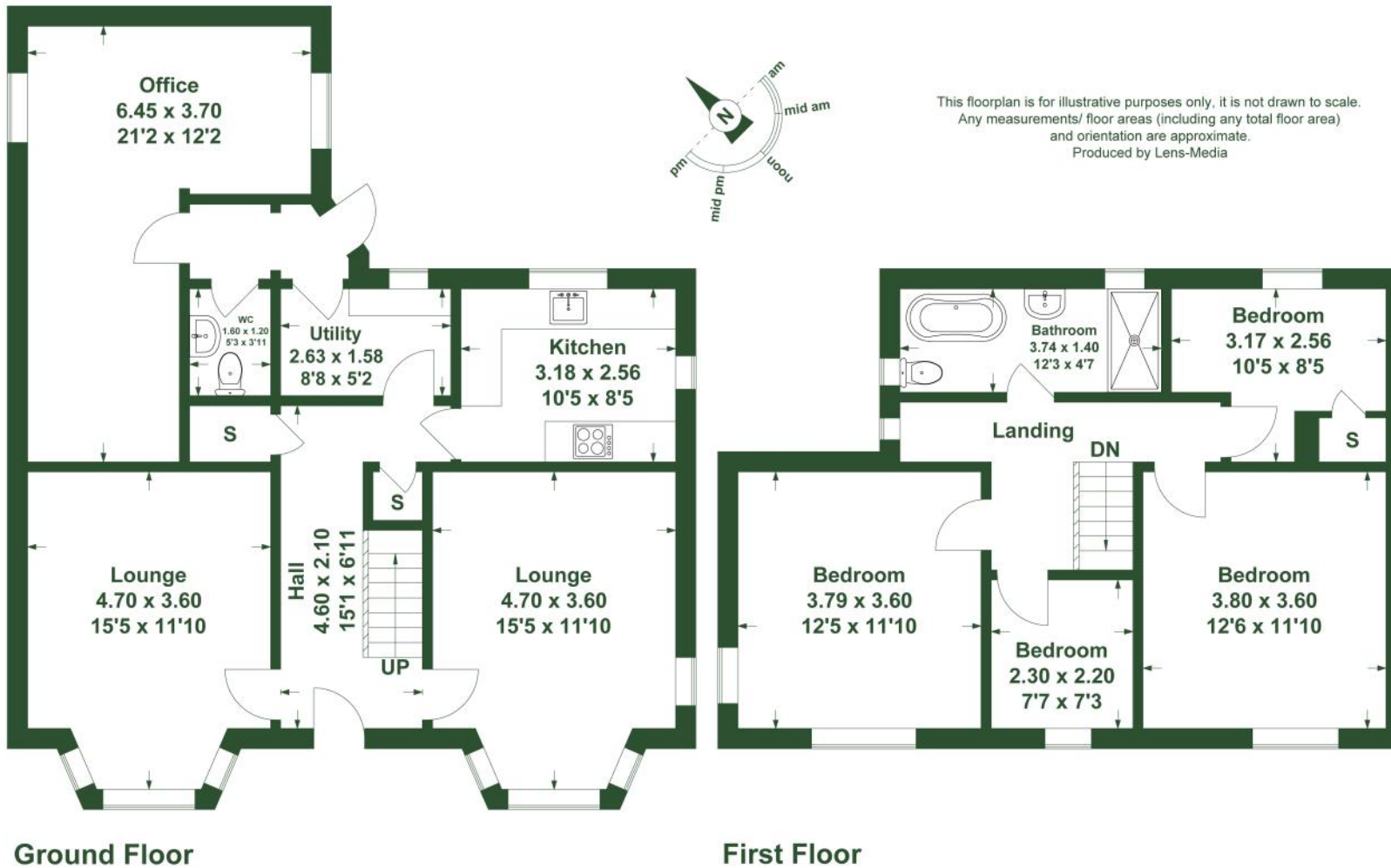
**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**



Approximate Gross Internal Area : 138.79 sq m / 1494 sq ft



**Amitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:**

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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