



27 Hindley Street, Chorley, PR7 2DY

Offers Over £130,000



**STAPLETON
DERBY**

*** EXTENDED TWO BEDROOM MID-TERRACED ***

Nestled in the heart of Chorley, on the ever-popular Hindley Street, this charming two-bedroom mid-terraced property offers a wonderful opportunity for first-time buyers, investors, or those seeking to downsize. Situated in a well-connected area, the property enjoys easy access to a wealth of local amenities, including shops, schools, transport links, and leisure facilities, making it an ideal home for a variety of buyers.

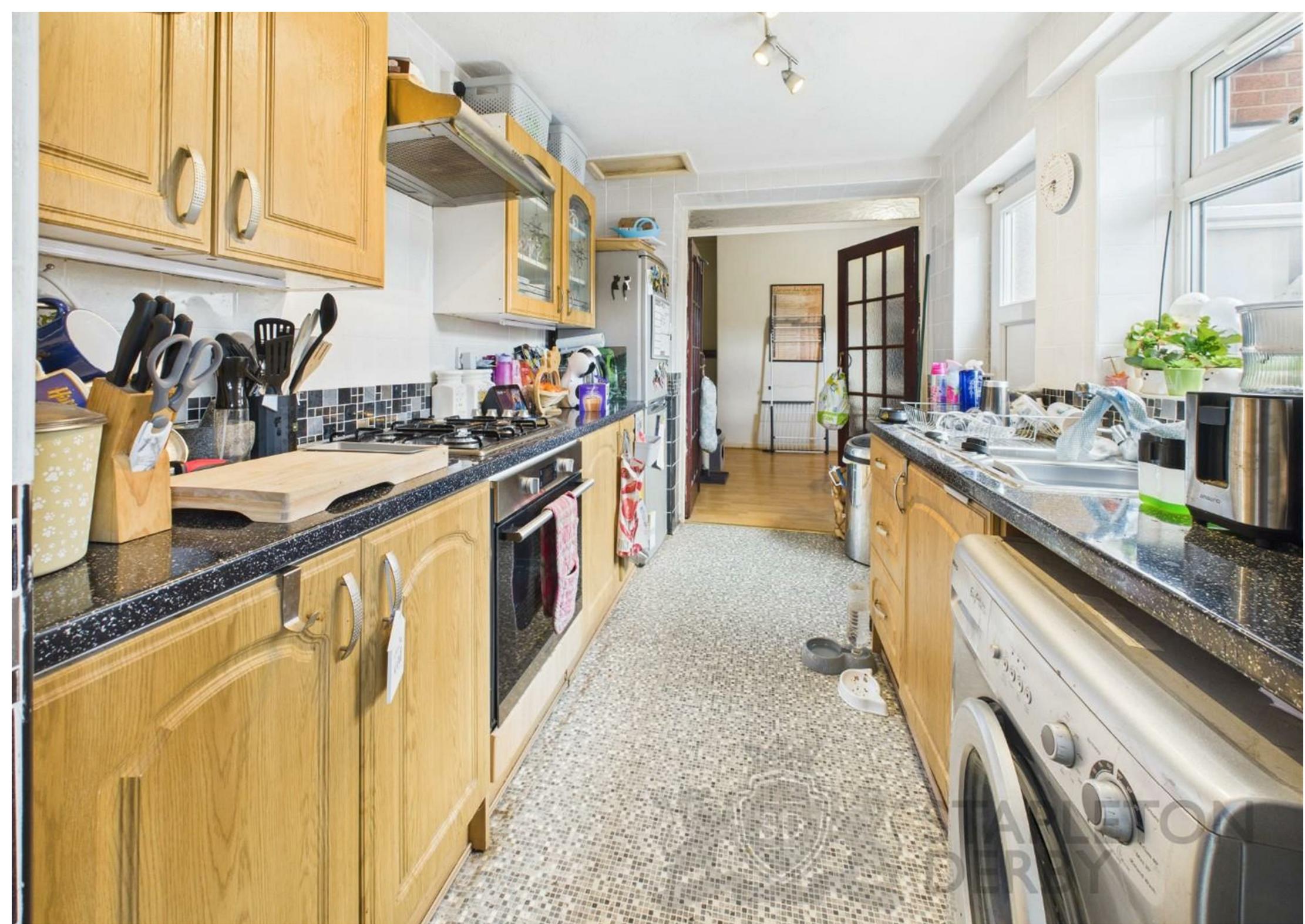
Stepping inside, you're welcomed by a handy porch which leads into a bright and comfortable living room. Beyond this lies a separate dining room, offering a versatile space for entertaining family and friends. The galley kitchen is neatly fitted with a range of units and provides access to the rear yard. Completing the ground floor is a conveniently placed bathroom which is combined to be used as a utility room. To the first floor, the property boasts two well-proportioned bedrooms, each offering plenty of natural light and useful space for furnishings. An additional bathroom on this level adds to the home's practicality and appeal. Externally, the property benefits from on-street parking and a small, easily maintained front garden area. To the rear, there's a private yard — a lovely spot to unwind.

This property is offered as freehold, with a nominal ground rent charge of £2.50 per annum (to be confirmed). With no onward chain, this is a fantastic opportunity to acquire a home in a desirable location with excellent local connections and amenities close at hand. EPC D



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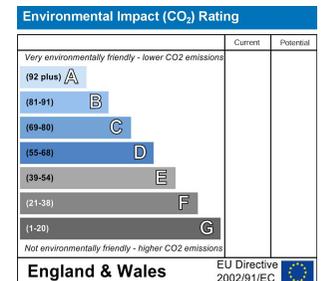
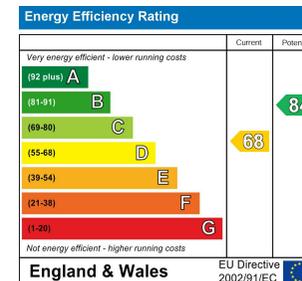
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IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.