



New Chapel Lane
Horwich

Miller Metcalfe
Every step of the way

New Chapel Lane

Horwich

Detached



3



1

EPC Rating - D

A FANTASTIC OPPORTUNITY TO PURCHASE THIS THREE BEDROOM DETACHED FAMILY HOME
EXCELLENT SIZED PLOT, BURSTING WITH POTENTIAL***

This three bedroom detached property is being welcomed to the market, tucked away just off Chorley Old Road, Horwich. The property is currently a mixed use of commercial & residential being used as the local community post office. However the post office could be used as an additional lounge/reception room.

The property is sat on a generous sized plot with an extensive driveway and garden, subject to the relevant planning the property has scope to extend.

In brief the property comprises, access into the post office with storage room, this could be used as a lounge, flowing into the inner hall with stairs rising to the first floor. Access into the lounge, this room flows into the 2nd reception room. Retrace your steps back into the inner hall, where the spacious fitted kitchen/diner can be found and access into the snug area and in turns gives intergral access into the half garage.

Rising to the first floor there are three good sized bedrooms and family bathroom.

AGENT NOTES

Please seek advise from the local planning office regarding covering from mixed use to residential

COUNCIL TAX

Band:

E

Annual Price:
£2,395

TENURE

Freehold

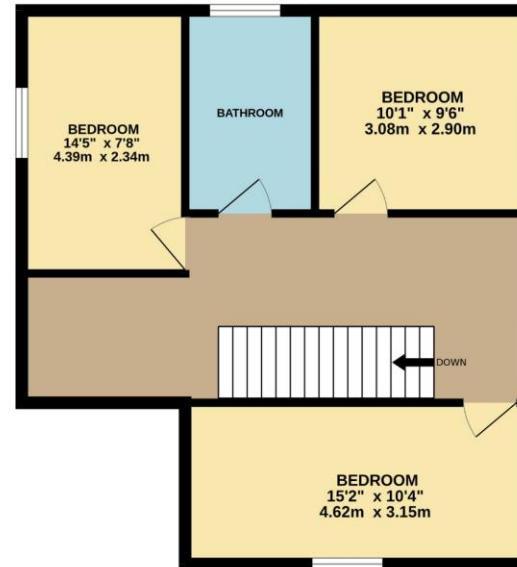




GROUND FLOOR
1183 sq.ft. (109.9 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1745 sq.ft. (162.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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