



## 31 Hamilton Road | Chorley | | PR7 2DL

£110,000

An ideal opportunity for first-time buyers or investors, this well-presented property offers a great balance of character and potential.

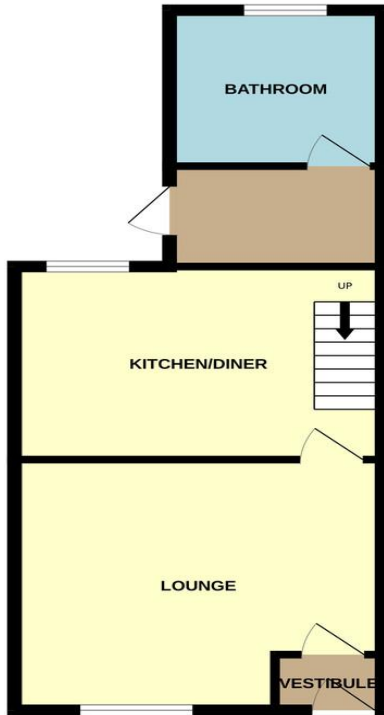
The accommodation includes a spacious lounge with feature stove, a part-fitted kitchen with scope for improvement, and a bathroom fitted with a three-piece suite. Ups tairs, the master bedroom benefits from a charming cast iron fireplace. Externally, there is an enclosed rear yard providing a low-maintenance outdoor space. Early viewing is recommended.

- Ideal for first-time buyers or investors
- Spacious lounge with feature stove
- Part-fitted kitchen with potential to improve
- Three-piece bathroom suite
- Generous master bedroom with cast iron fireplace



GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.

1ST FLOOR  
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.5 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements