



Pall Mall, Chorley,
PR7 3LT

**OFFERS OVER
£100,000**

SM

STEPHANIE MACNAB
ESTATE AGENT

This well-maintained mid-terraced house, offering over 700 sq. ft. of living space, is the perfect choice for FIRST-TIME BUYERS. With NO ONWARD CHAIN, it's ready to move in and make your own.

The accommodation comprises a front-facing LOUNGE, perfect for relaxing, and a spacious rear DINING KITCHEN ideal for entertaining or family meals.

Upstairs, there are TWO GENEROUSLY SIZED DOUBLE BEDROOMS and a FAMILY BATHROOM.

Outside, the property benefits from a low-maintenance REAR YARD.

The current owners have kept the property in good condition, with updates including a replaced electric consumer unit in 2024.

Council Tax Band: A (£1,489 per annum).

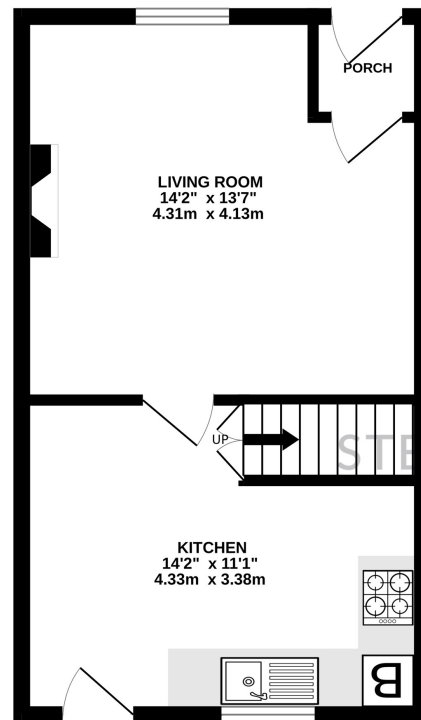
Don't miss out—call today to arrange a viewing!

Personal Interests Declaration: In accordance with section 21 of Estate Agents Act 1979, we declare there is a personal interest in the property. The vendor of the property is related to a Director or employee of Wall & Macnab Ltd trading as Stephanie Macnab Estate Agents

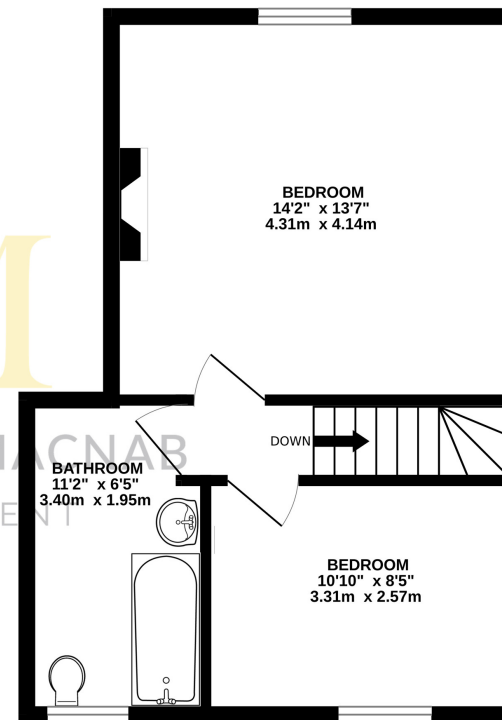




GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		86
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	