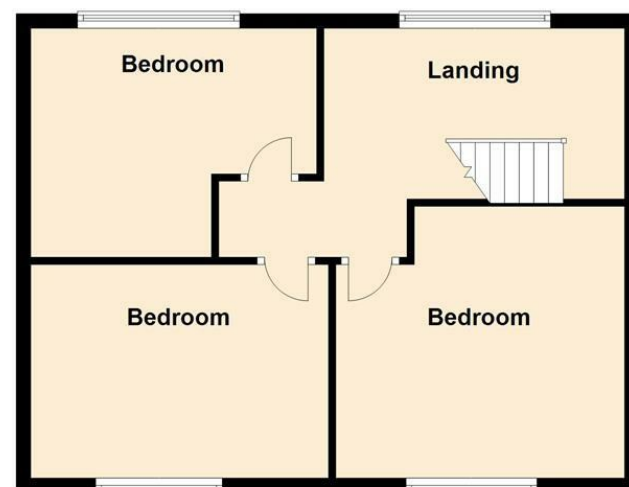


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Wigan Road, Chorley, PR7 6JH

Offers Over £350,000

AN EXCEPTIONALLY PRESENTED, THREE BEDROOMED DETACHED HOME IN A CONVENIENT AREA OF EUXTON!

We are delighted to introduce to the market, this beautifully maintained, spacious and homely three bedroomed detached home. Situated within close proximity of schools, amenities and transport links to Chorley, Preston and Manchester, the property would ideally suit a family or couple looking to up size. With enviably sized gardens, gated parking and a spectacular open plan kitchen diner, the property comprises briefly;

An entrance door leads you into a generously sized reception room. The reception room guides you into a dining room which has a door leading to an inner hallway and open archways leading to the kitchen diner. The inner hallway houses a staircase to the first floor and a door into a bathroom featuring a wet room shower. The kitchen diner is fitted with a range of painted wood panelled units and enjoys a solid oak counter top along with a range of integrated appliances. To the first floor, you will find a generous landing with doors leading to three good sized bedrooms.

Externally, the property boasts a fully enclosed, mature garden with lawn, planted mature shrubbery, a summer house and ample secure parking for several cars. The front allows further parking leading to a double gate and a paved front garden. Viewings can be arranged by calling our Chorley team today.

Wigan Road, Chorley, PR7 6JH

Offers Over £350,000



- Beautiful Detached Cottage
- Open Plan Kitchen
- Enclosed Rear Garden
- EPC Rating Is D
- Two Living Areas
- Fitted Kitchen
- Perfect Home For A Small Family
- Three Spacious Bedrooms
- Four Piece Bathroom
- Must View Property

Ground Floor

Entrance

Heavy wood double glazed entrance door leading to reception room one

Reception Room One

20'42 x 9'55 (6.10m x 2.74m)

Three UPVC double glazed windows, central heating radiator, television point, two wall lights, door leading into reception room two.

Reception Room Two

12'80 x 12'02 (3.66m x 3.71m)

UPVC double glazed bay window, central heating radiator, open into the kitchen/diner, door to the inner hall.

Kitchen/Diner

22'15 x 12'46 (6.71m x 3.66m)

UPVC double glazed bay window, UPVC double glazed French doors leading out to the rear of the property, tiled flooring, spotlights, range of painted wood panelled wall and base units with solid oak worktops, tiled splashbacks, leisure range cooker, extractor fan, integrated dishwasher, plumbing for washing machine, ceramic sink and drain with chrome mixer tap.

Inner Hall

Stairs leading up to the first floor, door to the bathroom.

Bathroom

9'41 x 6'91 (2.74m x 1.83m)

UPVC double glazed frosted window, roll top bath with ball and claw feet, vanity top wash basin, wet room shower with direct feed rainfall head tiled flooring and tiled elevations, heated towel rail.

First Floor

Landing

10'02 x 8'96 (3.10m x 2.44m)

Central heating radiator, UPVC double glazed window, doors leading to three bedrooms.

Bedroom One

12'50 x 10'59 (3.66m x 3.05m)

UPVC double glazed window, access to the loft, central heating radiator.

Bedroom Two

12'06 x 9'86 (3.81m x 2.74m)

UPVC double glazed window, central heating radiator.

Bedroom Three

11'95 x 11'93 (3.35m x 3.35m)

UPVC double glazed window, Remeha combination boiler, central heating radiator.

External

Rear

Laid to lawn garden, mature trees, summer house, seating area and paved patio area, driveway for up to four cars leading from the front with gated access.

Front

Paved front garden area with hedge row and stone wall border, driveway.

