



***102 Brooke Street  
Chorley  
£227,500***



This is a **FIVE BEDROOMED 1930's EXTENDED DETACHED HOUSE** on three levels. Briefly the property comprises hall, two ground floor reception rooms, kitchen and utility room, with a lower ground floor reception room downstairs. Upstairs there are five bedrooms, a family bathroom and shower room. The property also benefits from gas fired central heating and uPVC double glazing. Outside there is off road parking on the block paved drive for three vehicles. To the rear is a work/storage room and a good size rear garden.

*Directions: From Chorley Town Hall, turn right at the traffic lights onto Union Street and at the roundabout turn right onto the town centre by-pass. After passing the railway station on the left carry along the by-pass and at the second roundabout turn left into Brooke Street. Carry along Brooke Street and the property can be identified by our For Sale sign.*

1 Fazackerley Street  
Chorley  
Lancashire  
PR7 1BG  
Tel: 01257 241173  
Fax: 01257 261806

297 The Green  
Eccleston  
Chorley  
Lancashire  
PR7 5TS  
Tel: 01257 452702

22 Town Road  
Croston  
Preston  
Lancashire  
PR26 7RB  
Tel: 01772 601092

10 Babylon Lane  
Adlington  
Chorley  
Lancashire  
PR6 9NN  
Tel: 01257 481203

*The Accommodation Comprises*

Hall

4.77m x 1.80m  
15'7 x 5'10



Protected by an overhanging porch; uPVC double glazed leaded door.

Ceramic tiled floor to entrance area progressing into a carpeted area which continues up the staircase; coved ceiling; dado rail; power points; central heating radiator with thermostatic control; fitted meter cupboard; under stairs cupboard.

Front Reception Room

3.85m x 3.68m  
12'7 x 12'0  
(into bay window)



Currently being used as a music/dining room; ornate coved ceiling; oak effect laminate flooring; uPVC double glazed bay window; central heating radiator with thermostatic control; entrance to:-

Double Reception Room

7.82m x 3.39m  
25'7 x 11'1  
(into bay window)



uPVC double glazed bay window overlooking the rear garden and open playing field beyond; two central heating radiators with thermostatic control; power points; television socket; telephone point; wall to wall fitted carpeting; open balustraded stripped pine staircase leading down to the lower reception room.

## Kitchen



4.42m x 3.46m  
14'6 x 11'4  
(into bay  
window)

An array of wall and base units including a double glass display cabinet with oak doors and antique brass handles; stone effect work surface; built-in ceramic hob and electric fan assisted double oven with extractor hood over; tiled splash backs; space for large fridge freezer; chocolate coloured composite sink and a half with drainer plus monobloc mixer tap; uPVC double glazed bay window; coved ceiling; tile effect vinyl flooring; central heating radiator with thermostatic control; power points.

## Utility

2.04m x 2.16m  
6'8 x 7'0  
(into to bay  
window)  
(extending to  
2.98m/ 9'9  
by the door)

Plumbed for dishwasher and washing machine which sit underneath a matching work surface; central heating radiator with thermostatic control; uPVC double glazed bay window overlooking the rear garden; hot water combination boiler; under stairs storage area; power points; tile effect vinyl flooring continues; door to covered store; open balustraded pine stairs leading down to the :-

## Lower Ground Floor Reception Room



7.17m x 3.15m  
23'6 x 10'4

Currently used as a sitting room/computer room/music room; wall to wall fitted carpeting; sliding uPVC double glazed patio door leading to the garden area; central heating radiator with thermostatic control; power points; computer point; telephone point; television point.

## FIRST FLOOR

### Landing

Obscured uPVC double glazed window; ornate coving; loft access; wall to wall fitted carpeting.

Master Bedroom  
(Front)

4.61m x 3.48m  
15'1 x 11'5

The measurements have been taken into the bay window; central heating radiator with thermostatic control; wall to wall fitted carpeting; power points; original door.



Bedroom Two  
(Front)

2.73m x 3.10m  
8'11 x 10'2

Beech effect laminate flooring; central heating radiator with thermostatic control; uPVC double glazed window overlooking the front garden; power points; telephone/computer point; original door.



Bedroom Three  
(Rear)

3.37m x 2.95m  
11'0 x 9'8

uPVC double glazed window overlooking the rear garden; central heating radiator with thermostatic control; power points; computer point; wall to wall fitted carpeting.



Bedroom Four  
(Front)

3.39m x 2.21m  
11'1 x 7'2

Wall to wall fitted carpeting; central heating radiator with thermostatic control; uPVC double glazed window overlooking the front; power points.



Bedroom Five  
(Front)

2.78m x 2.23m  
9'1 x 7'3

uPVC double glazed window to the front; built in single bed; central heating radiator with thermostatic control; beech effect laminate flooring; power points.



Family Bathroom

Modern white three piece suite incorporating a pedestal wash hand basin with chrome taps; close coupled WC with chrome fitting; twin gripped panelled bath with a *Triton T80SI* electric shower over; fully tiled walls with a modern motif freeze; ceramic tiled flooring; extractor fan; obscured uPVC double glazed window; central heating radiator with thermostatic control.



Shower Room

Modern Shell style three piece suite comprising pedestal wash hand basin with chrome taps; close coupled WC with chrome ironware; quarter round shower cubicle with *MX Inspiration LXI* electric shower with a sliding door; wall to wall carpeting; extractor fan; fully tiled walls in marble effect tiling; chrome designer ladder style towel rail.



## OUTSIDE

### Rear Garden



Steps lead down to a paved patio area; paved pathway; additional paved patio area with lawn behind a brick built wall with stone effect caps; mature lawned area surrounded by shrubs borders; feature pond; large specimen Yucca; Hawthorn hedge shielding the wrought iron railings providing additional security; further screening by a coniferous hedge: cold water bib tap; entrance to work/storage room.

### Work/Storage Room

5.67m x 4.46m  
18'7 x 14'7

Gas central heating boiler; Belfast sink with water supply; WC; power; workbenches; lots of space.

### Front Garden

Block paved driveway providing parking for three vehicles with the remainder of the garden being low maintenance with shingle pebbled areas and shrub borders. The front garden area is protected by a timber panelled fence with brick wall to the side; access to the rear from both sides via a gated pathway and covered pathway (currently used as a storeroom with power).