



***13 Grosvenor Road
Chorley
£174,999 – Chain Free***



A **TWO/THREE BEDROOMED DETACHED BUNGALOW** with an attached garage and a driveway providing parking for two vehicles. The accommodation briefly comprises a sitting room, dining kitchen, shower room, and sun lounge. There is access via a drop down ladder to the bedroom on the first floor with scope to create a staircase. The property is fitted with uPVC double glazed windows throughout and is warmed by gas fired central heating. There are gardens to the front and rear.

Directions: From Chorley Town Hall, proceed down St Thomas's Road and after passing the police station take a turning on the left in to Ashfield Road. Proceed to the roundabout and continue straight along into Claremont Avenue. At the junction turn right into Letchworth Drive and at the end turn left. Take the first turning on the right into Grosvenor Road and the property can be found on the left hand side.

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297 The Green
Eccleston
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22 Town Road
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PR26 7RB
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10 Babylon Lane
Adlington
Chorley
Lancashire
PR6 9NN
Tel: 01257 481203

Note: This is a compressed PDF version of our details sheet, price changes may have occurred; please contact us for the latest price

The Accommodation Comprises

Porch

Containing a glazed uPVC door and glazed panel to the side; glazed door with side panel leading to:-

Hallway

4.23m x 1.47m
15'6 x 4'9

A light hallway with a central heating radiator; range of cupboards with one housing the hot water storage tank; power point; drop down stairs leading to the first floor bedroom; carpeting; telephone point; door to:-

Reception Room

6.36m x 3.35m
20'10 x 10'11

Large uPVC double glazed picture window to the front; coved ceiling; power points; gas fire set into the chimney breast; television point; wall to wall fitted carpeting; central heating radiator; two French doors with glass panel windows to either side leading into :-



Sun Lounge (Rear)



Consisting of a wall of uPVC double glazed units on a dwarf block wall under a polycarbonate sloping roof; tiled floor; glazed door to the rear garden; door to second bedroom.

Bedroom Two

3.05m x 2.89m
10'0 x 9'5

The measurements have been taken to the inside of the built-in wardrobes behind sliding doors; large uPVC double glazed window overlooking the rear garden; power points; central heating radiator; wall light; wall to wall fitted carpeting.



Dining Kitchen (Front)

4.08m x 2.91m
13'4 x 9'6

Large uPVC double glazed picture window overlooking the front garden; further uPVC double glazed window to the side; glazed door to the side; range of wall and base units; work surfaces; sink and drainer with mixer tap; plumbed for automatic washing machine; space for freestanding electric cooker; space for fridge freezer; ceramic tiled floor.



Bedroom One (Rear)

4.49m x 3.0m
14'8 x 9'9

uPVC double glazed window overlooking the rear garden; central heating radiator; power points; wall to wall fitted carpeting.



Shower Room

2.90m x 2.07m
9'6 x 6'9

uPVC double glazed opaque window; walk-in double sized shower with a thermostatically controlled shower and glass shower screen; pedestal wash hand basin; close coupled WC; fully tiled to the shower area with matching tiled splashbacks; central heating radiator/towel rail; wall to wall fitted carpeting.



FIRST FLOOR

Bedroom Three

3.34m x 3.15m
10'11 x 10'4

Accessed by the drop down ladder in the hallway; there is a landing space with under eaves cupboards and a doorway leading to the bedroom which has a uPVC double glazed window; power point.



There is potential to create a proper staircase to lead up to this room from the hallway.

OUTSIDE

Front Garden

Protected by a brick wall at the front and timber panelled fencing to the sides; macadammed driveway leading to the garage; the garden is mainly laid to lawn with mature planted borders and a raised rosebush bed; pathway to the front entrance.

Garage

6.76m x 2.65m
22'2 x 8'8

Steel up and over door (opening = 6'8/2.05m); poured concrete floor; uPVC double glazed window to the side with obscured glass; light and power.

Rear Garden

24m long

A south facing rear garden with a flagged patio area which opens up onto a lawned area with mature shrubs and trees; shrub and plant borders; protected to the sides by an evergreen shrub hedge; access to the front of the property at both sides protected by gates; outdoor bib tap; timber garden shed.

