



***16 Carleton Road
Chorley
Was £170,000 – Now £160,000***



This **THREE BEDROOMED TRADITIONAL STYLE SEMI DETACHED HOUSE** is situated in an elevated position overlooking the West Coast with views taking in Blackpool Tower etc.

Warmed by gas fired combination central heating and fitted with uPVC double glazing, there are two reception rooms, a fitted kitchen, a recently installed modern bathroom and a good sized workshop garage.

Directions: From Chorley Town Hall turn right at the traffic lights into Union Street and at the end turn left onto the dual carriage way. At the third roundabout turn right into Harpers Lane. Continue up to the top of the hill and turn left at the roundabout onto Botany Brow. Continue down the hill and over the motorway bridge; proceed up the hill onto Blackburn Road. Turn right into Carleton Road and at the junction turn right again. The property is situated on the right hand side

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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

Veranda Porch

An attractive porch extending over the bay window protecting the front entrance; wall mounted security light.

Hall

Thermostatic control central heating radiator; fitted meter cupboard; carpeted staircase to first floor.

Lounge

14'3 x 13'0
4.34m x 3.95m



The measurements are taken to inside the attractive uPVC double glazed bay window. There are two forms of heating in the room, the first being a coal effect gas fire on a marble hearth and back with a polished wood surround; on the opposite side of the room is a thermostatic control central heating radiator; power points; coved ceiling; alcove wall lights; walk-in understairs storage cupboard housing the gas fired combination central heating boiler and controls.

Kitchen

13'4 x 7'3
4.07m x 2.21m



The fitted wall and base units contain hardwood doors and drawers and incorporate an extractor hood over the four ring gas hob; electric under oven and grill; worktop lighting; the stainless steel sink is situated under the uPVC double glazed window and is inset into the post formed laminate worktops; swan neck water filter tap; plumbed for automatic washing machine; vented for tumble drier; power points; tiled between units in glazed ceramic tiles; thermostatic control central heating radiator; uPVC double glazed rear door; ceiling downlighting.

Dining Room

8'5 x 8'3
2.57m x 2.53m



Stripped pine flooring; thermostatic control central heating radiator; wall mounted gas fire; uPVC double glazed window.

FIRST FLOOR

Balustraded Landing

Wall to wall fitted carpet; uPVC double glazed patterned window.

Bathroom

5'10 x 5'3
1.77m x 1.59m



The bathroom is fully tiled in glazed ceramic tiled matching the recently installed three piece modern shell style suite in white which includes a close coupled WC, pedestal wash hand basin and a panelled bath with electric over shower; thermostatic control central heating radiator; uPVC double glazed patterned window; original stripped pine panelled door.

Principal Bedroom (Rear)

11'2 x 10'5
3.42m x 3.14m



This room commands beautiful panoramic views over to the West Coast including Blackpool Tower etc. through a uPVC double glazed window; thermostatic control central heating radiator; power points; built-in storage cupboard with full length sliding mirrored doors; original stripped pine panelled door.



View

Bedroom Two

10'0 x 9'3
3.0m x 2.81m

Power points; thermostatic control central heating radiator; built-in fitted cupboards and wardrobe; uPVC double glazed window.

Bedroom Three

6'9 x 6'5
2.05m x 1.95m

Power points; thermostatic control central heating radiator; uPVC double glazed window; fitted shelving; original pitched pine panelled door.

OUTSIDE

Garage	10'0 x 18'7 (exterior measurements)	Concrete sectional with an up and over door; power supply; security floodlight.
Attached Workshop	6'8 x 6'0 (exterior measurements)	
Front Garden		Access is made via the macadammed driveway extending to the side providing multi car parking with a small lawn to the side surrounded by well stocked beds.
Rear Garden		From the side there is a wrought iron gate with a paved path leading to a raised terrace with steps leading to the lawned area of the garden. The garden continues again via paved steps to a lower area which is awaiting cultivation but has mature plants and shrubs within the perimeter boundary.