



*1 Hawkshead Avenue*  
*Euxton*  
**£171,500**



Situated in a corner position, having good size gardens, this is a **THREE BEDROOMED DETACHED CHALET STYLE BUNGALOW** with the advantage of having a double garage and driveway. Briefly, the accommodation comprises of having a porch, entrance hallway, lounge and dining kitchen, ground floor bedroom which could be used as a dining room and downstairs shower room. To the first floor are two further double size bedrooms and a cloaks/WC. There is gas fired central heating (by the recently fitted boiler 2004), uPVC double glazing, soffits and gutters etc throughout, and a recently fitted security system (2006).

The property is being offered for sale **CHAIN FREE**.

*Directions: From Chorley Town Hall turn right at the traffic lights into St Thomas's Road. Proceed along into Southport Road, following the signs for Euxton. Proceed along passing Tesco and at the roundabout turn left into Balshaw Lane. Continue ahead at the mini roundabout and then turn left into Highways Avenue. Take the second left into Hawkshead Avenue where the property can be found 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*

Entrance Porch

Double glazed door and porch; entrance door.

Entrance Hall

Gas fired central heating radiator; built in storage cupboard for gas and electric meters; stairs to first floor.

Lounge

4.95m x 3.28m  
16'3 x 10'9

Double gas fired central heating radiator; front facing double glazed window; gas fired inset into fireplace; coving; TV aerial point.



Dining Kitchen

3.28m x 3.28m  
10'9 x 10'9

Selection of fitted wall and base units; stainless steel sink and drainer; gas fired central heating radiator; space for gas cooker; boiler; rear facing double glazed window; rear facing double glazed door to garden; tiled splash backs.



Ground Floor Shower Room

Shower cubicle; low flush WC; sink; bidet; side facing hardwood double glazed window; gas fired central heating radiator; part tiled walls.



Dining Room/Bedroom Three

3.28m x 2.67m  
10'9 x 8'9

Rear facing double glazed sliding doors; gas fired central heating radiator.



## FIRST FLOOR

Stairs And Landing

Side facing double glazed window; built in cupboard housing water tank; gas fired central heating radiator.

Bedroom One

3.28m x 2.97m  
10'9 x 9'9

Rear facing double glazed window; gas fired central heating radiator; full length fitted wardrobes; access to eaves storage.



Bedroom Two

2.97m x 2.90m  
9'9 x 9'6

Front facing double glazed window; gas fired central heating radiator; full length fitted wardrobes; access to eaves storage.



### Cloakroom

Low flush WC; sink; gas fired central heating radiator; part tiled walls; extractor fan.



### OUTSIDE

#### Front and Side Gardens

Good size gardens with lawn area with raised flower beds; trees and walled boundary.



#### Rear Garden

A paved garden; gate access to side garden; driveway to garage.



#### Garage

A detached double garage with power and lights; up and over door.