



***29 Neargates  
Charnock Richard  
£179,950***



An extended **THREE BEDROOMED SEMI DETACHED BUNGALOW** with two reception rooms, garage plus additional off road parking for three vehicles. There is uPVC double glazing throughout and gas central heating by a *Worcester* combination boiler.

The property feature low maintenance gardens to the front and rear and is situated in a cul de sac location with open fields at the end of the road.

*Directions: From Chorley Town Hall, turn right into Union Street then right at the roundabout onto the by-pass. At the roundabout at the junction with Lyons Lane, turn right into George Street and across the roundabout into Pall Mall. Continue along into Moor Road and at the major roundabout turn right following the signs for Charnock Richard. Take the first left and proceed up Butterworth Brow and into Dob Brow. This road then becomes Chorley Lane. Continue along and take a left hand turning into Southgates and then immediately left again into Neargates. The bungalow is situated at the end of the cul de sac on the left hand side.*

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22 Town Road  
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10 Babylon Lane  
Adlington  
Chorley  
Lancashire  
PR6 9NN  
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*The Accommodation Comprises*

Entrance

Overhanging eaves protect the uPVC double glazed door with two leaded stained glass panels and further obscured glass side window.

Hallway

Oak effect laminate flooring; central heating radiator with thermostatic control; useful cloakroom cupboard and boot rack containing the utility meters.

Sitting Room

5.16m x 3.49m  
16'11 x 11'5



The measurements are taken into the alcoves; oak effect laminate flooring; feature coal effect gas fire set into the chimney breast with brass frame and grate set into a marble hearth and back with a marble surround; coved ceiling; large woodgrain effect uPVC double glazed window overlooking the front garden; central heating radiator with thermostatic control; power points; Broadband telephone point; matching alcove wall lights and centre light fitting; stripped pine panelled door to hall and :-

Rear Hallway

Oak effect laminate flooring; power point; entrance to bathroom and stripped pine half glazed door with frosted glass into:-

Kitchen

2.81m x 2.64m  
9'2 x 8'7



Fitted with a range of wall and base units with stripped pine doors and antiqued brass handles; contrasting granite effect work surface; tiled splashbacks in a cream tile; stainless steel sink and drainer with chrome monobloc mixer tap under the uPVC double glazed window which overlooks the rear garden; hardwood timber rear door with panelled obscured glass; plumbed for automatic washing machine; vented for tumble dryer; extractor hood over the built-in four ring ceramic hob unit and built-in pyrolytic electric under oven; space for large fridge/freezer; oak effect laminate flooring; power points; central heating radiator with thermostatic control; cupboard housing the *Worcester* gas fired combination central heating boiler.

Rear Reception Room

3.76m x 3.47m  
12'4 x 11'4

Large uPVC double glazed window overlooking the rear garden; central heating radiator with thermostatic control; oak effect laminate flooring; architraving to the ceiling; power points; open tread stairs in polished timber leading to the first floor; stripped pine panelled door.

Bathroom

2.12m x 1.70m  
6'11 x 5'7



With a white three piece suite including a panelled bath with antique style brass finished mixer tap and shower attachment; pedestal wash hand basin with antique style brass finished mixer tap; close coupled WC; obscured glass uPVC double glazed window ; floor to ceiling tiling with blue and cream stone effect tiling; matching cream and blue tiled floor; central heating radiator.

Ground Floor Bedroom

2.91m x 2.65m  
9'6 x 8'8

uPVC double glazed window to the side; central heating radiator with thermostatic control; oak effect laminate flooring; stripped pine panelled door; power points; telephone point.

## FIRST FLOOR

Landing

Wall to wall carpeting.

Bedroom Two

4.48m x 2.67m  
extending to 3.67m  
14'8 x 8'8 extending to  
12'0

uPVC double glazed window to the side; central heating radiator with thermostatic control; wall to wall carpeting; stripped pine panelled door; power points; access doors to further useful storage under the eaves.

Bedroom Three

4.45m x 2.51m  
14'7 x 8'3

Wall to wall fitted carpet; *Velux* roof window; central heating radiator with thermostatic control; power points; access doors to further useful storage under the eaves; stripped pine panelled door.



**OUTSIDE**

Front Garden

A low maintenance shingle covered garden with mature coniferous tree in the corner; the boundary is protected by a block built wall; macadammed driveway to the side providing off road parking for three vehicles; macadammed pathway leading to the front entrance.

Rear Garden

Paved patio area; the boundaries are protected by a concrete panelled fence and wood panelled fencing; the majority of the garden is covered in shingles therefore is very low maintenance; access to the garage and driveway through a gate.

Single Garage

A brick built garage with an up and over door; glazed window to the side; service door; power and light; work bench and storage cupboards.