



***2 Fairhurst Avenue  
Standish  
£135,000***



A **THREE BEDROOMED SEMI DETACHED HOUSE** which enjoys an attractive frontage and is with in 100 metres of the main bus route.

Other advantages to note are the gas fired central heating, part double glazing, fitted kitchen, first floor bathroom, detached garage and surprisingly good sized rear garden.

**CHAIN FREE**

*Directions: From Chorley Town Hall, turn right at the traffic lights into Union Street and proceed to the roundabout. Turn right and continue on the by-pass past the bus station to the traffic island at the junction of Lyons Lane and George Street. Turn right into George Street and proceed to the junction with Market Street and Pall Mall. Cross the traffic island into Pall Mall and proceed through Moor Road onto Coppull Moor Road to the top of the hill and the mini roundabout at the junction with Spendmore Lane. Bear right into Spendmore Lane. Continue along Spendmore Lane until the end and turn left onto the A49 towards Wigan. Continue along into the village of Standish. Just before Pepper Lane, on the right hand side turn left into Fairhurst Avenue and the property is the first on the right 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*

Hall

Central heating radiator; power point; spacious walk-in storage room; understairs storage; spindled staircase rising to the first floor.

Lounge

4.58m x 3.66m  
15'0 x 12'0

Central heating radiator with thermostatic control plus a living flame coal effect gas fire on a marble hearth and back with a polished wood surround; coved ceiling; power points; uPVC double glazed patio doors to the rear garden.



Dining Kitchen

5.77m x 2.96m  
reducing to 2.32m

The kitchen area is fitted with solid antique oak doors and drawers to the wall and base units; matching extractor hood over the cooking area; glass display cabinets; pelmet dental tooth moulding; tiled splashbacks in glazed ceramic tiles; the acrylic sink and a third is inset into the post formed laminate worktops and is situated under the rear double glazed window; plumbed for automatic washing machine; *Gloworm* spacesaver wall mounted gas fired central heating boiler and controls; power points.

19'0 x 9'9 reducing to  
7'8

The dining area enjoys double aspects, one through a double glazed Georgian style oriel bay window; further power points; central heating radiator with thermostatic control; uPVC double glazed patterned door to the side.



## FIRST FLOOR

Half Landing		Glazed window.
Main Landing		Loft access; power point.
Bathroom	2.37m x 1.58m 7'9 x 5'2	Containing a three piece suite in white including an enamelled panelled bath with a <i>Mira</i> electric over shower; wash hand basin; low level WC; tiled to the bath and shower area in glazed ceramic tiles; central heating radiator; built-in cylinder/airing cupboard.
Bedroom One	4.06m x 3.71m 13'4 x 12'2	Situated at the rear of the house overlooking the garden through the glazed window; central heating radiator with thermostatic control; power points; television socket.
Bedroom Two	3.65m x 2.92m 12'0 x 9'7	Again, overlooking the rear garden through the double glazed window under which is a central heating radiator with thermostatic control; power point.
Bedroom Three	3.02m x 1.97m 10'0 x 6'6	Central heating radiator with thermostatic control under the glazed window; power point.

## OUTSIDE

Front Garden		An open plan garden with a well manicured lawn and spacious paved driveway providing multi car parking continuing through the wrought iron gates to the side and the detached garage.
Detached Garage	6.50m x 3.75m 21'4 x 12'4	A rendered garage under a pitched roof; double timber doors; side service door.
Rear Garden		A surprisingly good sized garden with a spacious paved area from the house leading to a well-stocked area to the rear; brick outbuilding; cold water bib tap.  This has obviously been a beautiful garden but requires some general maintenance.

