



***34 Queensway
Euxton
£192,500***



A very stylish, completely refurbished **SEMI DETACHED DORMER BUNGALOW** with beautiful laminate flooring throughout the ground floor and four bedrooms including an en suite to the master bedroom. Outside, there is a beautiful block paved driveway and front parking area with a detached brick built garage. There is a landscaped rear garden with Indian stone patio area and built in barbecue.

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

Directions: From Chorley Town Hall turn right into St.Thomas's Road and continue for one mile. Follow the road round passing Tesco, and continue over the roundabout towards Euxton. Continue for approximately ½ mile and turn right into Talbot Drive and then second right into Queensway and the property can be found by our For Sale board.

1 Fazackerley Street
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Lancashire
PR7 1BG
Tel: 01257 241173
Fax: 01257 261806

297 The Green
Eccleston
Chorley
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PR7 5TS
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22 Town Road
Croston
Preston
Lancashire
PR26 7RB
Tel: 01772 601092

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

Entrance

Central uPVC double glazed entrance door with leaded window panels; step into the:-

Hallway

4.52m (14' 10) long

Oak laminate flooring; central heating radiator; power points; doorway leading to the:-



Sitting Room
(Front)

4.46m x 3.02m
14'7 x 9'10

A large uPVC double glazed picture window to the front; central heating radiator with thermostatic control; oak laminate flooring; power points; television point; half glazed oak veneered door with high quality chrome designer door furniture leads from the end of the hallway into the:-



Kitchen/Breakfast
Rear Reception Room



6.31m x 5.45m
Narrowing down
to 4.43m

20'8 x 17'10
Narrowing down
to 14'6



The kitchen area has beautiful oak effect panelled kitchen doors with soft closing doors with modern brushed stainless steel handles; good range of wall and base units with a contrasting granite effect work surface; stainless steel sink and a half with drainer with a chrome monobloc mixer tap with a pan shower attachment which sits under the uPVC double glazed side window which looks onto the side driveway; beautiful tiled splash backs to the work surfaces with power points; integrated inset stainless steel four burner gas hob with a stainless steel fan assisted under oven and grill; brushed stainless steel canopy extractor and light; integrated dishwasher space for large American style freezer; very large effect ceramic tiled flooring; a peninsular is created with further base units and surfaces and breakfast area which opens into the rear reception area has double French doors opening this area which open up onto the stone patio area; oak laminate flooring; central heating radiator with thermostatic controls; power points; open balustraded staircase leading to the first floor; very useful alcove shelving; four splendid deep storage cupboards; doorway leads to the:-

Utility Area

The washing machine and tumble dryer are positioned in this useful utility space to the rear of the kitchen; recently installed *Ravenheat* central heating boiler and controls; large slate effect tiling; half glazed uPVC double glazed door leading to the side driveway with an outdoor bib tap; gas utility cupboard.

Bathroom



2.48m x 1.65m
8'1 x 5'4

A recently installed white three piece bathroom suite consisting of a panelled 'P' shaped bath with shower attachment above with chrome mixer taps and chrome pop up waste with glass shower screen; close coupled WC with chrome fittings; pedestal wash hand basin with chrome mixer taps and pop up waste; large white tiling floor to ceiling with a high level mosaic frieze; timber panelled roof with inset halogen lights; extractor fan; large obscured glass window to the side; large limestone effect tiled flooring; designer chrome ladder style towel rail/ radiator

Bedroom Four (Front)

3.07m x 2.10m
10'0 x 6'10

Currently being used as a study; uPVC double glazed window overlooking the front garden; central heating radiator with thermostatic control; power points; telephone socket; television point; beech laminate flooring.



FIRST FLOOR

Open Balustraded Landing

Wall to wall fitted carpeting; power points; low voltage inset halogen lighting.

Master Bedroom
(Rear)

5.29m extending
to 6.32m x
3.68m

Two uPVC double glazed windows overlooking the rear garden; central heating radiator with thermostatic control; oak effect laminate flooring; copious space for wardrobes and drawers; shelving and storage space; power points; television point; high quality oak veneered door with high quality chrome designer door furniture.



17'4 extending to
20'8 x 12'0

En Suite

1.94m x 1.55m
6'4 x 5'1

Containing a quadrant shower with glass screen and chrome edged with a thermostatically controlled shower attachment with body heads and a rainwater shower head; close coupled WC in white with chrome fittings; cantilevered wash hand basin in white with chrome mixer and pop up waste; beautifully tiled with a contrasting colour in the shower area; extractor fan; matching floor tiling; fully tiled walls; designer chrome ladder style towel rail/radiator.



Bedroom Two
(Front)

3.19m x 3.08m
Extending to 4.27m

10'5 x 10'1 Extending
to 14'0



Cleverly extended with a pitched dormer; vaulted ceiling; uPVC double glazed window to the front; central heating radiator with thermostatic control; wall to wall fitted carpeting; power points; high quality oak veneered door with high quality chrome designer door furniture.

Bedroom Three
(Front)

3.23m x 3.10m
10'7 x 10'2



Cleverly extended with the use of a pitched dormer; uPVC double glazed window overlooking the front garden; central heating radiator with thermostatic control; wall to wall fitted carpeting; power points; high quality oak veneered door with high quality chrome designer door furniture.

OUTSIDE

Front Garden

Mostly blocked paved with a block edging and a gold coast shingle border; protected from the road behind a brick wall and brick pillared gateposts; protected at the sides by timber panelled fencing; parking for up to four vehicles on the driveway.

Rear Garden



A south facing rear garden accessed from the double French doors from the rear reception room; step down to the Indian stone patio area; lawned island; Indian stone path leads to a rear patio with an built-in barbecue; very useful timber shed to the rear of the garage; protected to the sides and rear by a head height timber panelled fencing; raised flower bed; two rear outside patio lights illuminating the French doors.



Garage

4.60m x 2.58m
15'1 x 8'5

Opening 2.13m (7'0)

A brick built garage with a pitched tiled roof; pressed steel up and over door; large uPVC double glazed window to the side; poured concrete floor; electricity.