



***365 Southport Road  
Ulnes Walton  
£229,950***



A smartly presented extended **THREE BEDROOMED SEMI DETACHED HOUSE** with 24' double reception, oak fitted kitchen, breakfast/dining room, newly installed designer bathroom suite, single garage/workshop, off road parking for six vehicles and beautiful aspects overlooking farmland to the rear and open aspects to the front.

Offered **CHAIN FREE**, this must be viewed.

*Directions: From our Croston office proceed along Town Road towards the junction with Station Road and Westhead Road. Continue over into Station Road to the end. At the mini roundabout turn right into Moor Road. Continue along this road onto Southport Road and the property can be found on the right hand side opposite the Royal Umpire caravan park.*

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PR6 9NN  
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*The Accommodation Comprises*

Recessed Porch

Half glazed leaded uPVC door with side glazed panel.

Hallway

3.76m x 1.82m  
12'4 x 5'11

Picture rail; central heating radiator; power points; wall to wall fitted carpeting; useful understairs cupboard housing the *Baxi* gas fired condensing central heating boiler, the electricity consumer unit and has coat hanging and boot racks facilities; balustraded staircase to first floor.

Double Reception Room

7.52m x 3.73m  
24'8 x 12'2  
(into alcoves)

Stripped polished wood architraving around the stripped polished wood panelled door; uPVC double glazed window overlooking the front garden and sliding patio doors to the rear making this a light and airy room; oak picture rail; feature gas flame effect fire set on a marble hearth and back with a polished oak surround; five inch oak skirting boards; power points; television aerial socket; two central heating radiators with thermostatic controls; wall to wall fitted carpeting.



Kitchen/Diner

4.54m x 2.72m  
narrowing to 2.14m

14'10 x 8'10  
narrowing to 7'0

Fitted with a good range of wall and base units including two glass display cabinets with stained leaded doors; the doors are in solid oak with oak cornicing and pelmets; contrasting granite effect work surfaces; tiled splashbacks; stainless steel sink and a half with drainer with chrome monobloc mixer tap sitting under the uPVC side window; space for free standing cooker with a canopy extractor hood and light over; inset halogen downlights; stone effect ceramic tiled floor; stripped architraving and stripped panelled door; stripped five inch skirting boards; central heating radiator with thermostatic control; space for fridge freezer; plumbed for automatic washing machine.



Breakfast/Dining Room

2.71m x 2.71m  
8'10 x 8'10

The kitchen extends into the dining area; double aspects through the uPVC double glazed windows, one overlooking the rear garden and the open fields beyond and the other to the side; inset halogen downlights; central heating radiator with thermostatic control; five inch stripped skirting board; stone effect ceramic tiled floor; power points; half glazed uPVC door leading to the side driveway and provides access to the rear garden.



**FIRST FLOOR**

Three-Quarter Landing

Illuminated by a side window; access to the roof space which is boarded, insulated and has lighting.

Master Bedroom (Front Right)

3.70m x 3.42m  
12'1 x 11'2  
(into alcoves)

Large leaded uPVC double glazed window to the front; central heating radiator with thermostatic control; stripped polished timber picture rail; stripped polished skirting board; coved ceiling power points; wall to wall fitted carpeting; stripped panelled door.



Bedroom Two (Rear Right)

3.41m x 2.93m  
11'2 x 9'7

The measurements have been taken to inside the alcove fitted wardrobes; coved ceiling; large uPVC double glazed window overlooking the rear garden and terrific views over the open farmland and Harrock Hill; central heating radiator with thermostatic control; power points; wall to wall fitted carpeting; stripped panelled door.



Bedroom Three (Front Left)

2.48m x 2.15m  
8'1 x 7'0



uPVC double glazed diamond leaded window to the front; coved ceiling; central heating radiator with thermostatic control; stripped polished skirting boards, architraving and panelled door; power points; wall to wall fitted carpeting.

Bathroom (Rear Right)

2.14m x 1.86m  
7'0 x 6'1



Large obscured glass uPVC double glazed window; the modern designer white three piece bathroom suite by *Vitra* was installed in June 2007 and includes a pedestal wash hand basin with a designer mixer tap and pop-up waste in chrome; close coupled WC with a semi circular water cistern; 'p'shaped panelled bath with chrome mixer tap and pop-up waste and a curved glass shower screen as there is a thermostatically controlled shower attachment; fully tiled walls in a limestone effect large tile with a mosaic border; bathroom quality panelled ceiling with inset halogen lights; extractor fan; limestone effect tiled floor; designer chrome ladder style towel rail/radiator.

## OUTSIDE

### Front Garden

The brick edged macadammed driveway providing parking for six vehicles and is gated to the front. The front garden is protected behind a hawthorn hedge to the front and privet hedges to the sides; shrub borders.

### Detached Garage

6.58m x 2.92m  
21'7 x 9'6

A timber double skinned garage on a poured concrete floor with a trussed roof; pressed steel up and over door; window; power and light; service door. The opening measures 2.80m (7'6) which extends to 2.92m (9'6).

### Rear Garden



Cold water bib tap; timber gate; block paved patio area extending to a lawned area with mature shrub border; mature apple tree and laurel tree to the rear; protected from the neighbours by timber panelled fencing; outdoor light.

There are beautiful open aspects to the rear over open farmland.



*View to the rear*



*View to the front*