



***36 Rectory Close***  
***Close***  
***£229,950***



Situated in a cul-de-sac in this most popular village, this **EXTENDED SEMI DETACHED DORMER HOUSE** is being offered for sale **CHAIN FREE**.

Briefly the accommodation comprises of a spacious hallway, two reception rooms and a large dining kitchen, separate utility and ground floor WC. There are five bedrooms and a luxury five piece family bathroom to the first floor. The property is warmed by gas fired central heating and has double glazing. To the outside there are good sized gardens, an integral garage and double driveway.

*Directions: Proceed from our Croston Office on Town Road towards "The Grapes". Follow the road round into Highfield Road. Rectory Close is on the left hand side. Follow the road to the far cul-de-sac on the left and the property can be identified by our For Sale board.*

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297 The Green  
Ecclestone  
Chorley  
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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

Double glazed entrance door with glass panel into the :-

Hallway

A good size hallway with laminate flooring; stairs to the first floor; central heating radiator with a wooden cover; power points; telephone point; fitted coat hooks.



Front Reception Room

3.41m x 2.94m  
11'2 x 9'7

Double glazed window to the front; central heating radiator; power points; television aerial socket; panelled door.



Rear Reception Room

4.87m x 3.35m  
15'11 x 11'0

The measurements have been taken into the alcoves; wall mounted coal effect living flame gas fire on a raised tiled hearth and a wooden surround; dado rail; double glazed window to the rear; power points; laminate flooring; central heating radiator; textured ceiling; dimmer light switch; panelled door.



## Kitchen

3.84m x 2.41m  
12'7 x 7'11



Fitted with a range of wall and base units in a light wood with chrome handles; extractor hood over the slot-in *Stoves* gas cooker with four rings and a double oven and grill; inset stainless steel with vegetable preparation and monobloc mixer tap; post formed laminate worktops; plumbed for a dishwasher; attractive ceramic tiled splash backs; ceramic tiled floor; double glazed window to the side fitted with a roman blind; halogen track spotlight fitting; power points; central heating radiator; door leading into the utility; opening into the:-

## Dining Room

3.85m x 2.31m  
12'7 x 7'7



The ceramic tiled floor continues from the kitchen into the dining room where there is a double glazed window overlooking the rear garden with a fitted roman blind; central heating radiator; wood panelled ceiling with halogen track spotlight fitting; power points; panelled door into the hallway.

## Rear Porch

Panelled rear door; ceiling light fitting.

## Downstairs Cloaks/Utility Room

Low level WC; wall mounted wash hand basin; tiled splash backs; plumbed for automatic washing machine; central heating radiator; ceramic tiled floor; two double glazed windows; fitted shelves; combination gas fired central heating boiler currently being installed.

## FIRST FLOOR

### Galleried Landing

Power points; textured ceiling; access to the loft which has power and light.

Bedroom One (Front)

3.37m x 3.06m  
11'1 x 10'0



The measurements were taken to inside of the back of the built in wardrobes with sliding doors, the centre one being mirrored; double glazed window to the front; central heating radiator; power points; textured ceiling; panelled door.

Bedroom Two

3.36m x 3.0m  
11'0 x 9'10



Double glazed to the rear overlooking the rear garden; power points; cylinder/airing cupboard; panelled door

Bedroom Three

2.58m x 2.43m  
8'6 x 8'0



Wood grain effect uPVC double glazed window the front; laminate flooring; central heating radiator; power points; telephone point; halogen ceiling track spotlight fitting; dimmer light switch; storage cupboard; panelled door.

Bedroom Four

2.10m x 2.04m  
6'11 x 6'9

Double glazed window; central heating radiator; laminate flooring; fitted shelving; wood panelled ceiling; power points; telephone point.

Box Room/Bedroom Five

2.10m x 2.10m  
6'11 x 6'10

This has been used as a bedroom and currently being used as a storeroom; the measurements were taken over the stairwell; double glazed window to the front; central heating radiator; power points; panelled door.

Bathroom

3.24m x 2.39m  
10'8 x 7'10



These are maximum measurements to the L-shaped bathroom which has a separate fully tiled shower cubicle; panelled bath with hand held chrome shower attachment; dual flush WC with the cistern hidden behind the attractive tiled units; twin vanity wash hand basin with cupboard below; the bath and shower area is fully tiled with attractive mosaic tiles extending to half tiled splash backs; feature glass block window to the side creating lots of light into this lovely bathroom; further wooden double glazed opaque window; ceramic tiled floor; ladder style heated towel rail; recessed halogen down lights; multi volt shaver point; panelled door.



## OUTSIDE

Front Garden

Laid to lawn with side flower beds; well tendered conifer hedge; concrete driveway with off road parking for two vehicles and leading to the integral garage; outside security lighting; access to the side leading to the rear garden.

Integral Garage

3.90m x 2.43m  
12'9 x 8'0

Fitted with power and light; concrete base; up and over door; window to the side.

Rear Garden

A good sized rear garden, mainly laid to lawn with a flagged paved patio; fence panels in concrete posts; cold water tap; outside security lighting.

