



***3 Chorley Hall Road
Chorley
£155,000***



This is a **TWO BEDROOMED SEMI DETACHED TRUE BUNGALOW** with a lounge, dining kitchen, conservatory, gas fired central heating and double glazing. There are attractive gardens to the front and rear, with the rear attracting the full day's sun and not being directly overlooked and a good sized block paved driveway leading to the carport.

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

Directions: From Chorley Town Hall, proceed along Park Road, passing Astley Park, heading out of Chorley in a northerly direction. Continue to the junction with Preston Road and take the first left into Chorley Hall Road just before Preston Road carpet shop. The property can be found on the left hand side 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

Entrance

Hardwood entrance door with carved and glazed panels into the:-

Hallway

Central heating radiator; coved ceiling; telephone socket; built-in meter cupboard; further cupboard with shelves.

Lounge

5.06m x 3.41m
16'7 x 11'2



The measurements have been taken into the alcoves; coal effect *Baxi Bermuda* gas fire on a marble effect hearth and back and a wooden surround; alcove wall lights and matching ceiling light fitting with ceiling rose; coved ceiling; power points; telephone socket; leaded hardwood double glazed window; central heating radiator; door to:-

Inner Hall

Loft access; cupboard housing the *Baxi* gas fired central heating boiler.

Dining Kitchen

4.31m x 3.32m
decreasing to 2.09m

14'4 x 10'10
decreasing to 6'10



An L shaped dining kitchen fitted with a range of wall and base units; inset acrylic sink with a monobloc mixer tap; slot in electric cooker with a four ring hob and oven and grill; tiled splashbacks; uPVC double glazed window; extractor fan; fluorescent ceiling light fitting; power points; half glazed side door leading to the carport.

The dining area has a central heating radiator; side double glazed window; power points; television aerial socket; ceiling light fitting.



Bedroom One

3.42m x 3.41m
11'3 x 11'2

The measurements have been taken to inside the built-in wardrobes which have mirrored sliding doors; hardwood double glazed window overlooking the rear garden; central heating radiator; power points; coved ceiling.



Bedroom Two

3.31m x 2.61m
10'10 x 8'7

Double glazed window to the side; central heating radiator; power points; telephone socket; television aerial socket; coved ceiling with light fitting; uPVC double glazed sliding doors into the:-

Conservatory

2.52m x 2.15m
8'3 x 7'1

Built on dwarf brick walls with uPVC double glazed windows and a French door leading onto the rear garden; ceramic tiled floor; power points; multi glazed polycarbonate roof with a remote controlled ceiling fan/light combination fitting.



Bathroom

2.53m x 1.46m
8'4 x 4'10

Fitted with a three piece suite incorporating a twin gripped *Apollo* assisted shower bath with an over shower and shower curtain; matching pedestal wash hand basin; close coupled WC; half tiled walls in glazed ceramic tiles; opaque double glazed window; extractor fan; central heating radiator; wall mounted bathroom cabinet.

OUTSIDE

Front Garden

A larger than average front garden, mainly laid to lawn, with well-stocked flowerbeds containing a good variety of plants and shrubs etc; block paved driveway leading to the carport.

Carport

Wrought iron gates protecting the carport; outside light; access to the rear garden through a padlocked door.

There is garage space (subject to planning approval).

Rear Garden



Accessed from the conservatory, steps leading down to the rear garden; mainly laid to lawn with flower borders containing shrubs and plants etc; good sized storage shed; timber fence panels in concrete posts protect the garden which is not directly overlooked; further raised crazy paved terrace; the garden attracts the full day's sun.