



***42 Athol Grove
Chorley
£144.950***



This is a well maintained **THREE BEDROOMED SEMI DETACHED HOUSE** with the advantages of a 13' conservatory, contemporary style spacious dining kitchen and a bathroom to the first floor. The property has gas-fired central heating, double glazed windows laminate and ceramic tiled flooring etc.

There are gardens to the front and rear and a macadammed driveway providing off road parking.

Directions: From Chorley Town Hall, turn right at the traffic lights onto Union Street and at the roundabout turn right onto the bypass. Continue along passing the railway station on the left hand side and proceed straight on at the next roundabout. At the next roundabout by Morrisons turn left into Brooke Street. Proceed along and turn right into Cranbourne Street which becomes Cranbourne Drive. Follow the road round and Athol Grove is situated on the right hand side. Continue along Athol Grove and the property can be found on the right hand side.

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

297 The Green
Ecclestone
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:

Canopy Porch

Hardwood entrance door into the hall.

Hall

Ceramic tiled floor; textured ceiling; central heating radiator; staircase to first floor.

Lounge

4.40m x 3.30m
14'5" x 10'10"

Feature living flame coal effect gas fire with a chrome surround on a marble hearth and back with a wooden surround; laminate flooring; central heating radiator; leaded double glazed window; textured ceiling; power points; telephone socket; television aerial; wired for *Sky*; panelled door into the hall; double doors into the:-



Dining Kitchen

4.24m x 3.37m
13'11" x 11'1"

A contemporary style kitchen with fitted wall and base units with chrome handles and matching glass display cabinets; built-in wine rack; *Indesit* extractor hood over the cooking area; inset acrylic sink with monobloc mixer taps; granite worktops which raise to matching splashbacks; power points; wall mounted *Baxi* gas fired central heating boiler; plumbed for automatic washing machine; ceramic tiled floor; textured ceiling; double glazed window; useful understairs storage cupboard fitted with shelves and a light; tiled between worktops and units in ceramic tiles extending to matching splashbacks.



To the dining area there is a central heating radiator; sliding double glazed patio doors into the conservatory.



Conservatory

3.98m x 3.49m
13'1" x 11'6"



A useful addition to the property creating a second lounge. This lovely conservatory is built on dwarf brick walls with uPVC double glazed windows and French doors leading onto the rear garden; multi glazed polycarbonate apex style roof; two electric wall mounted heaters; power points; fitted spotlights; laminate flooring. The wooden venetian blinds are included.

FIRST FLOOR

Balustraded Galleried Landing

Loft access.

Bedroom One (Front)

4.25m decreasing to
3.29m x 2.87m
13'11" decreasing to
10'9" x 9'5"

Leaded double glazed window; central heating radiator; laminate flooring; range of open plan built-in wardrobes with clothes hanging rails and shelves to each side; built-in cylinder airing cupboard; panelled door.



Bedroom Two (Rear)

3.31m x 2.35m
10'10" x 7'9"

Double glazed window to the rear; central heating radiator; laminate flooring; panelled door; power points.

Bedroom Three

2.41m x 1.89m
7'11" x 6'2"

Double glazed window to the rear; central heating radiator; power points; panelled door.

Bathroom



Fitted with a three piece suite incorporating a twin gripped panelled bath with a thermostatically controlled over shower and rail; matching pedestal wash hand basin and close coupled WC; opaque double glazed window; tiling over the bath and shower area extending to half tiled walls; ceramic tiled floor; panelled door; central heating radiator.

OUTSIDE

Front Garden

This is mainly laid to lawn; macadammed driveway providing off road parking which leads to the side of the property; side wooden fence.

Rear Garden

Mainly laid to lawn; small wooden storage shed; concrete posts and wooden fence panels secure this garden which has open aspects.