



***53 Redwood Drive
Chorley
£275,000***



This **FOUR BEDROOMED DETACHED HOUSE** offers tremendous value and is situated at the very end of a dul-de-sac facing a landscaped green.

Further points to note are the beautifully landscaped gardens and double garage outside whilst inside the tastefully decorated accommodation includes two reception rooms, fitted dining kitchen, separate utility, en suite shower room, gas fired central heating and uPVC double glazed windows.

Directions: From Chorley Town Hall, turn right at the traffic lights onto Union Street. Turn right at the roundabout onto the bypass and continue along and after the fourth roundabout turn left onto the A6, heading south out of Chorley. Proceed along this road for approximately half a mile and turn left into Beechwood Road. Continue to the end of Beechwood Road, continue along into Drakes Hollow and at the T junction turn left, follow the road round and take the next right, continue round the development and at the last T junction turn right again and the property can be identified by our For Sale board.

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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

Veranda Porch

This is providing an attractive entrance under a pitched tiled roof; wall mounted coach lamp; double glazed door.

Hall

Power points; central heating radiator; coved ceiling; wall to wall fitted carpeting rising up through the balustraded staircase to the first floor.

Cloaks Off

This is a larger than average size cloakroom to accommodate wheelchair access; wall to wall fitted carpeting; fitted with a close coupled WC and matching pedestal wash hand basin in white; tiled splash back; central heating radiator; coat hooks; uPVC double glazed patterned window.

Study

2.14m x 1.94m
7'0 x 6'4

Wall to wall fitted carpeting; uPVC double glazed window; power points; central heating radiator; telephone socket.

Lounge

4.90m x 4.30m
16'1 x 14'1



The measurements are taken to inside the attractive uPVC double glazed window overlooking the green; central heating radiator under the window; wall to wall fitted carpeting; coved ceiling; there is supplementary heating by a coal effect Living Flame gas fire on a marble hearth and back with a wood surround; telephone socket; power points.

Dining Room

3.32m x 2.70m
11'0 x 9'0



Wall to wall fitted carpeting; coved ceiling; power points; central heating radiator; uPVC double glazed French windows to the rear garden.

Dining Kitchen

5.0m x 2.70m
16'5 x 9'0



The solid light oak doors and drawers compliment the fitted wall, base and integrated units including a built in larder fridge and there is an extractor hood over the four ring gas hob; electric under oven and grill; built in integrated dishwasher; the post formed laminate worktops continue under the uPVC double glazed window which enjoys views over the rear garden under which is fitted an inset stainless steel sink including a vegetable preparation bowl and a chromed monobloc mixer tap; tiled between units in glazed ceramic tiles; power points; electric cooker point; gas cooker point; laminate flooring; switch controls for under worktop appliances.

The dining area is warmed by two central heating radiators; further power points; uPVC double glazed windows with Georgian bars.



Utility

2.13m x 1.75m
7'0 x 5'9

This contains a fitted base unit under the stainless steel sink which is inset into the post formed laminate worktop; plumbed for automatic washing machine; vented for tumble dryer; extractor fan; tiled splash backs; laminate flooring; central heating radiator; wall mounted gas fired central heating boiler and controls; double glazed door.

FIRST FLOOR

Balustraded Landing

Loft access; power point; built in cylinder/airing cupboard.

Family Bathroom

2.19m x 1.71m
7'2 x 5'7

Fitted with a three piece modern suite in white incorporating a vanity wash hand basin inset into a post formed shelf; close coupled WC; panelled bath with mixer taps and shower attachment over and a folding glass screen; fully tiled to the bath and shower area extending to form splash backs behind the wash hand basin; extractor fan; uPVC double glazed patterned window and ceiling down lighting.

Principal Bedroom

4.32m x 2.95m
14'2 x 9'8

The bedroom enjoys the advantage of built in fitted wardrobes including matching bedside cabinets and dressing table; central heating radiator with thermostatic control; wall to wall fitted carpeting; power points; telephone socket; uPVC double glazed window.



En Suite Shower

Fully tiled corner shower cubicle with a *Hydromax* mixer shower; close coupled WC and vanity wash hand basin in matching white; tiled splash back; multi volt shaver point; wall to wall fitted carpeting; central heating radiator; uPVC double glazed patterned window.

Bedroom Two
(Front)

3.90m x 3.0m
12'10 x 10'0

Wall to wall fitted carpeting; central heating radiator with thermostatic control; power points; uPVC double glazed window.



Bedroom Three
(Rear)

3.36m x 3.40m
11'0 x 11'2

Wall to wall fitted carpeting; central heating radiator with thermostatic control; power points; uPVC double glazed window.



Bedroom Four
(Rear)

3.07m x 2.69m
10'1 x 9'0

Wall to wall fitted carpeting; power points; central heating radiator with thermostatic control; uPVC double glazed window.



OUTSIDE

Double Garage

5.49m x 5.36m
18'0 x 17'7

An excellent brick built detached garage under a pitched tiled roof; painted concrete floor; twin up and over doors; power points and lighting.

Front Garden

This is a pleasant open plan entrance to the property; laid to lawn with an excellent macadammed driveway providing multi parking and entrance to the garage.

Rear Garden

As seen from the photographs this is a generous size garden laid mainly to lawn with many outstanding features including Koi carp pond and boathouse covering the filters etc; balustraded decked sun terrace and surrounding beds containing maturing plants and shrubs etc; cold water bib tap.

