



***5 Countessway  
Euxton  
£141,950***



This is a **TWO BEDROOMED SEMI DETACHED HOUSE** with an attached garage, driveway for three cars and gardens to the front and rear. The property has two reception rooms, a fitted kitchen and a first floor bathroom suite. The property is warmed by gas fired central heating and fitted with uPVC double glazing.

Viewing is recommended.

*Directions: From Chorley Town Hall continue down St.Thomas's Road continuing into Southport Road, passing Tesco at the roundabout bear left and take the first exit into Balshaw Lane following signs for Euxton. Take the second turning on the right into Talbot Drive. Take the second left into Princessway and second left into Countessway and the property can be found by our For Sale board.*

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*

Porch

Brick built porch with uPVC panelled glass door; window illuminating the porch to the front; telephone point; central heating radiator with thermostatic control; utility cupboards; stripped timber floor; multi paned glass door leading into the:-

Sitting Room

5.25m x 3.94m  
17'2 x 12'11



Large white uPVC double glazed window to the front; central heating radiator with thermostatic control; feature fireplace with electric flame effect fire on a polished brass surround on a marble hearth and back with a polished timber surround and mantle shelf; power points; dimmer light switch; wall to wall fitted carpeting; stairs leading to the first floor; half glazed door leading into the:-

Kitchen

3.93m x 2.80m  
12'10 x 9'2



Fitted with a good range of wall and base units with solid oak panelled doors with metal handles; cornicing and pelmets to the wall units; two glass display cabinets and wine rack; contrasting granite effect work surfaces; tiled splash back; power points; inset four burner gas hob with an extractor fan and light above, with a built-in fan assisted double oven below; integrated fridge/freezer; plumbed for automatic washing machine; half glazed uPVC door leading to the side; *Pro Therm* gas fired central heating boiler and controls; large opening into the:-

Dining Room Extension

3.72m x 2.46m  
12'2 x 8'0

A light room thanks to double patio doors which lead to the rear garden; side window with a central heating radiator with thermostatic control underneath; power points; television point; wall to wall fitted carpeting.



**FIRST FLOOR**

Landing

Wall to wall fitted carpeting; access to the loft which is fully boarded.

Master Bedroom  
(Front)

3.94m x 2.89m  
Extending to 3.61m  
(12'11 x 9'5  
Extending to 11'10)

A large window to the front overlooking the front garden with a central heating radiator with thermostatic control underneath; power points; wall to wall fitted carpeting; stripped polished timber panelled door.



Bedroom Two  
(Rear)

3.93m x 2.80m  
12'10 x 9'2

A large window to the rear overlooking the rear garden with central heating radiator with thermostatic control underneath; power points; wall to wall fitted carpeting; stripped polished timber panelled door.



## Bathroom

2.41m x 1.45m  
7'10 x 4'8



Obscured glass window to the side; white three piece bathroom suite consisting of a twin gripped panelled bath with chrome mixer taps with shower attachment and glass shower screen; pedestal wash hand basin with chrome taps; close coupled WC with chrome fitting; tiled to the ceiling around the bath area and tiled splash back to the wash hand basin; central heating radiator with thermostatic control; useful storage cupboard which goes over the stairs; stripped polished timber panelled door.

## OUTSIDE

### Front Garden

Protected behind a coniferous hedge; timber panelled fence to the side; mainly flagged with shrub borders; provides off road parking for three vehicles.

### Attached Garage

5.15m x 2.35m  
16'10 x 7'8

Steel up and over door; timber framed window to the rear; half glazed timber door; power and light; poured concrete floor.

### Rear Garden



The rear garden is accessed from the kitchen door or from the double patio doors; patio area; grassed area; mature tree; protected at the sides and rear behind head height timber panelled fencing; cold water bib tap.