



***5 Hawkshead Avenue  
Euxton  
£179,950***



This **THREE BEDROOMED SEMI DETACHED DORMER BUNGALOW** offers spacious and airy accommodation and comprises lounge, dining room, kitchen and conservatory together with bathroom on the ground floor and three bedrooms to the first floor.

The property benefits from gas fired central heating and uPVC double glazing and boasts a good sized driveway with ample off road parking together with detached garage.

*Directions: From Chorley Town hall turn into St.Thomas's Road, continue for one mile. Turn left at Foxhole Road (a581) continue for ½ mile. Turn left at Highways Avenue, and take the second left into Hawkshead Avenue. The property may be found on the left hand side.*

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*The Accommodation Comprises*

Entrance

Coach lamp illuminating the uPVC double glazed entrance door with attractive stained glass leaded panels and side windows.

Spacious Hall

Central heating radiator with thermostatic control; telephone socket; fitted meter cupboard; coved and textured ceiling; staircase to first floor; panelled doorway to:-

Bathroom

6'10 x 6'0  
2.08m x 1.83m



Fitted with a white suite with rope edge design incorporating a panelled bath with *Triton* electric over shower and folding screen; matching close coupled W.C. and pedestal wash hand basin with vanity mirror above; matching fitting shelves to bath area; fully tiled walls in luxury glazed ceramic tiles; textured ceiling; halogen ceiling spotlight fitting; uPVC double glazed opaque window; wall-mounted heated towel rail; ceramic tiled floor; panelled door

Lounge

16'0 x 10'11  
4.87m x 3.31m



A lovely light airy lounge with uPVC double glazed leaded window to the front; the measurements are taken into the alcoves where there are fitted wall lights and matching ceiling light fitting; inset living flame coal effect gas fire on an attractive marble hearth and surround; coved and textured ceiling; chrome power points; television aerial socket; wired for *Sky*; central heating radiator with thermostatic control; chrome light switch.

Kitchen

10'10 x 8'1  
3.30m x 2.47m



Fully fitted kitchen with a range of wall and base units in light Oak; tilt style illuminated extractor over the four ring ceramic hob; split-level oven and grill; microwave; acrylic inset sink with vegetable preparation bowl and monobloc mixer tap; plumbed for automatic washing machine and dishwasher; ceramic tiled floor; tiled splash backs; power points; textured ceiling; spotlight ceiling fitting; uPVC double glazed window overlooking the rear garden; half glazed uPVC door; archway to dining room.

Dining Room

10'7 x 9'3  
3.23m x 2.82m

Central heating radiator; power point; ceiling light fitting; brass dimmer light switch; panelled door to hallway; uPVC double glazed leaded French doors to conservatory



Conservatory

10'4 x 8'10  
3.15m x 2.71m

Built on dwarf brick walls; uPVC double glazed windows; French door to rear garden; attractive ceramic tiled floor; power points; wall mounted *Dimplex* electric heater; central heating radiator; wall light fitted; multi polycarbonate sloping roof.



## FIRST FLOOR

Landing

Textured ceiling; uPVC double glazed window to side; cupboard housing the recently installed (2007) gas fired condensing gas fired central heating boiler making a useful storage room; power points.

Bedroom One (Rear)

10'11 x 10'5  
3.32m x 3.17m

Range of built-in wardrobes with four doors extending to chest of drawers; uPVC double glazed window overlooking the rear garden; central heating radiator with thermostatic control; power points; loft access; television socket; undereaves storage; panelled door.



Bedroom Two (front)

9'8 x 11'4  
2.96m x 3.47m



uPVC double glazed leaded window; central heating radiator with thermostatic control; power points; undereaves storage cupboard; deep walk-in fitted wardrobes creating ample clothes hanging space; matching dressing table; coved and textured ceiling; panelled door.

Bedroom Three (rear)

9'3 x 7'3  
2.83m x 2.20m



uPVC double glazed window; central heating radiator with thermostatic control; power points; textured ceiling; panelled door.

**OUTSIDE**

Driveway

A good sized red tarmac driveway providing ample car parking.

Front Garden

Well tended lawn with mature shrubs, plants to sides behind a brick retaining wall.

Detached Garage

16'1 x 7'11  
4.89m x 2.43m

Concrete section garage with up and over door; side window.

Rear Garden

Flagged patio area with steps leading up to the remainder of the garden which is laid to lawn and surrounded by shrubs and plants etc.; wooden fence panels in concrete posts; cold water bib tap; outside security lighting.

