



***60 Deerfold
Astley Village
£172,500***



A THREE BEDROOMED SEMI DETACHED TRUE BUNGALOW situated at the end of a cul de sac with leaded uPVC double glazing, gas central heating, a recently installed fitted kitchen and a recently installed white shell style bathroom suite. There is a garden to the front and a south facing garden to the rear and off road parking for two/three vehicles.

Directions: From Chorley Town Hall, turn right onto St. Thomas's Road. Continue along into Southport Road passing Parklands High School and Ackhurst Business Park. At the Tesco roundabout take the second exit towards Astley Village onto Westway. Take the first right into Chancery Road. Proceed along towards the centre of the village and take a right hand turning into Deerfold. Take the 3rd turning on the right after passing Elmwood and Woodfall 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

Entrance

uPVC front door with glass panels and a window to the side.

Hall

Telephone socket; power point; ceramic tiled floor; doorway to:-

Sitting Room

7.44m x 3.0m
narrowing to 2.03m

24'5 x 9'9 narrowing
to 6'7

Overhanging leaded uPVC double glazed bay window to the front; feature stone fireplace with a flame effect gas fire; timber framing details to the ceiling and wall; power points; television point; telephone socket; wall to wall fitted carpeting.



Kitchen

2.72m x 2.41m
8'11 x 7'11

A good range of wall and base units with wood effect doors with antiqued handles; pelmets and corncicing to the wall units; contrasting wood effect work surface; inset integrated four ring gas hob with an extractor hood and light above; built-in electric fan assisted oven; stainless steel sink and a half with drainer and a chrome monobloc mixer tap inset into the work surface; integrated fridge and freezer; *Gloworm Economy* boiler housed in a wall unit; tiled splashbacks; plumbed for automatic washing machine; power points; ceramic tiled floor; half glazed door; uPVC double glazed window.



Internal Hallway

Provides access to the bedrooms and bathroom.

Master Bedroom

4.74m x 2.88m
15'6 x 9'5

This room has a French door leading to the rear garden with glass windows to either side; subdivided to provide a dressing room area; power points; central heating radiator; two wall lamps; wall to wall fitted carpeting.



Bedroom Two

2.68m x 2.43m
8'9 x 7'11

uPVC double glazed window to the side; central heating radiator; power points; wall to wall fitted carpeting; door leading to:-



Bedroom Three

3.03m x 2.45m
9'11 8'0

French door leading to the rear garden; power points; wall to wall fitted carpeting.



Bathroom

2.41m x 2.33m
7'10 x 7'7



A newly installed white shell style suite consisting of a panelled bath with chrome taps and plug and a *Triton T80XR* fitted shower; pedestal wash hand basin with chrome taps and plug; close coupled WC with chrome fittings; uPVC double glazed obscured window to the side; part tiled around the bath and wash hand basin; central heating radiator; electric heater; airing cupboard housing the hot water storage tank with shelves; mosaic effect vinyl floor covering; access to roof space.

OUTSIDE

Driveway and Car Port

Gated access to the driveway which leads down the side of the property; outdoor bib tap.

South Facing Rear Garden

Paved patio area immediately adjacent to the property; two steps up to a raised patio area and a lawn and vegetable garden; protected to the sides and rear by timber panelled fencing; mature apple tree; timber shed; outside light.

