



***83 Harrison Road
Chorley
£162,000***



This is a well-proportioned **THREE BEDROOMED SEMI DETACHED HOUSE** situated in an excellent corner position enjoying spacious gardens to the front, side and rear and a timber garage. Inside, which is warmed by gas-fired central heating, has been extended with the addition of a tasteful double glazed conservatory and has a fitted kitchen, first floor bathroom, and uPVC double glazing.

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 train station and then Morrisons on the left hand side. At the next roundabout turn left into Bolton Street and at the traffic lights turn right into Pilling Lane. Proceed along passing Pilling Close on the right and take the next right hand turning into Harrison Road where the property can be found on the right hand side on the corner of Lighthurst Avenue.

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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

Canopy Porch

Under a pitched slate roof; wall mounted coach lamp illuminating the uPVC double glazed entrance door.

Hall

Laminate flooring; central heating radiator; understairs storage; staircase to first floor.

Dining Lounge

6.80m x 4.34m
22'4 x 14'3

A well-proportioned room warmed by a living flame coal effect gas fire in a dressed stone fireplace extending to display and bookshelving; wall to wall fitted carpeting; exposed ceiling beam; power points; two central heating radiators; telephone socket; dado rail; uPVC double glazed window to the front with vertical louvered blinds; double glazed sliding patio door to:-



Conservatory

3.18m x 3.05m
10'5 x 10'0

This is a tasteful addition to the property extending into the spacious rear garden with uPVC twin double glazed doors and windows on the dwarf brick walls; the windows have leaded lights; multi glazed polycarbonate roof; ceiling fan/light combination fitting; power points; ceramic tiled floor.



Breakfast Kitchen

3.66m x 2.82m
12'0 x 9'3



The fitted wall and base units are complimented with post formed laminate worktops housing the inset acrylic sink under the uPVC double glazed window; matching breakfast bar; extractor fan over the four ring gas hob; electric under oven and grill; plumbed for dishwasher and automatic washing machine; tiled between units in glazed ceramic tiles; power points; built-in wine rack; pine ceiling; uPVC double glazed window and patterned door.

FIRST FLOOR

Half Landing

uPVC double glazed window and vertical louvered blind.

Full Landing

Wall to wall fitted carpeting; built-in storage cupboard; loft access.

Bathroom

2.76m x 1.72m
9'1 x 5'7



Fitted with a three piece suite in white incorporating a shell style pedestal wash hand basin; close coupled WC and a panelled bath in matching white; over the bath is a *Redring* electric shower and glass shower screen; fully tiled walls in glazed ceramic tiles; central heating radiator; chrome and glass shelf over the wash hand basin; uPVC double glazed patterned window; built-in cylinder/airing cupboard; stripped period panelled door.

Bedroom One (Rear)

3.67m x 3.33m
12'1 x 11'0

Wall to wall fitted carpeting; uPVC double glazed window and leaded light; power points; telephone socket; central heating radiator; stripped period panelled door.



Bedroom Two (Front)

3.29m x 3.05m
10'10 x 10'0

Telephone socket; power points; laminate flooring; uPVC double glazed window with leaded light and vertical louvered blinds; central heating radiator; stripped period panelled door.



Bedroom Three (Rear)

3.65m x 2.06m
12'0 x 6'9

Wall to wall fitted carpeting; central heating radiator; power points; uPVC double glazed window with leaded light and roller blind; stripped period panelled door.

OUTSIDE

Garage

A single timber garage to the rear of the property with driveway; further hardstanding for multi car parking etc.

Gardens

The property is fortunate to enjoy a corner position with lawns to the front, side and rear interspersed with beds containing mature plants and trees etc. Flagged paths follow the property round the front, side and rear; security floodlight to the rear.

