



***87 Harpers Lane
Chorley
£209,999***



This **FOUR BEDROOMED DETACHED HOUSE** enjoys a remarkable position with an open playing field to the rear yet is convenient for the town centre.

The property contains most modern amenities including double glazing, gas fired central heating, two reception rooms, fitted kitchen, modern first floor bathroom and has been extended to the rear with an excellent uPVC double glazed conservatory.

Directions: From Chorley Town Hall, turn right at the traffic lights onto Union Street and continue to the end. Turn left at the roundabout onto the dual carriageway and continue along passing All Seasons Leisure Centre on the right hand side. At the next roundabout turn right on to Harpers Lane and after passing Railway Road on the right the property can be found immediately on the left hand side.

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 Porch

Inset porch with stone flagged floor; ceiling lighting; entrance door to:-

Hall

Stripped pine flooring; central heating radiator; telephone socket; carpeted spindled staircase to first floor.



Front Reception Room

3.81m x 3.49m
12'6 x 11'5

The measurements have been taken to inside the double glazed bay window; the room is warmed by a Living Flame coal effect gas fire on a marble hearth and back with a wooden surround; further heating by a radiator from the gas fired central heating boiler; coved ceiling; power points; wall to wall fitted carpeting.



Rear Reception Room

3.95m x 3.46m
13'0 x 11'4

Again the room is warmed by a Living Flame coal effect gas fire and surrounding the marble hearth and back is a *Petit Louis* fireplace with a brass fender; central heating radiator; wall to wall fitted carpeting; power points; picture rail; folding pine doors glazed with bevelled glass opening out into the:-



Conservatory

3.81m x 3.43m
12'6 x 11'3

An excellent and thoughtful addition to the property extending into the attractive mature garden; the conservatory is of uPVC double glazed windows and doors under a multi glazed polycarbonate roof; ceramic tiled floor; central heating radiator; power points.



Breakfast Kitchen

3.47m x 2.89m
11'5 x 9'6

This is a modern fitted kitchen with a wide range of wall and base units including a matching leaded glass display cabinet; post formed laminate worktops extending under the double glazed window where this is a stainless steel inset sink with a round bowl and a monobloc mixer tap; integrated dishwasher; plumbed for automatic washing machine; brushed stainless steel chimney hood over the cooking area which is supplied by a gas and electric cooker point; power points; tiled splashbacks; ceramic tiled floor; further double glazed window; glazed door to the rear garden; walk in understairs storage cupboard which houses the gas fired central heating boiler.



FIRST FLOOR

Galleried Landing

Loft access; power point; built in linen cupboard.



Bathroom

1.77m x 1.63m
5'10 x 5'4

This is fitted with a three piece modern suite in white incorporating a twin gripped panelled bath with electric over shower and folding screen; pedestal wash hand basin and close coupled W.C; central heating radiator; fully tiled walls in glazed ceramic tiles; double glazed patterned window.



Principal Bedroom (Front)

3.48m x 3.02m
11'5 x 10'0

Wall to wall fitted carpeting; picture rail; power points; central heating radiator; double glazed window.



Bedroom Two (Rear)

3.96m x 1.66m
13'0 x 5'6

Wall to wall fitted carpeting; woodgrain effect uPVC double glazed window overlooking the rear garden; central heating radiator; power points; picture rail.



Bedroom Three (Rear)

3.0m x 1.70m
10'0 x 5'7

Wall to wall fitted carpeting; picture rail; woodgrain effect uPVC double glazed window; power points; central heating radiator.

Bedroom Four

2.11m x 1.80m
7'0 x 6'0

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

OUTSIDE

Car Parking

There is excellent off road parking to the front of the property with steps and wrought iron fencing leading to the front garden.

Front Garden

The pathways continue past the lawn on the left which is surrounded by beds stocked with mature plants and shrubs etc; similar paths continue around both sides.

Rear Garden

This is an attractive and mature garden laid to lawn with mature hedging and shrubs etc. and deciduous trees to the boundary.



NB. The boundary finishes at the large trees close to the summerhouse beyond which is an open field belonging to St. Joseph's Primary School.