



***9 Bromley Green  
Chorley  
£197,500***



Set on a mature development this is an **EXTENDED THREE BEDROOMED DETACHED HOUSE** with two reception rooms, fitted kitchen, three double bedrooms and a large four piece modern bathroom suite. The property is warmed by gas fired central heating and has uPVC double glazing with low maintenance uPVC soffits and barge boards. Outside there is a blocked paved driveway with parking for up to three vehicles and a mature rear garden which is not overlooked.

*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 onto Harpers Lane. At the top of the hill turn left at the roundabout into Botany Brow which becomes Blackburn Brow. Turn right into Guildford Avenue and left into Carleton Road. Follow the road round and take a turning on the left into Bromley Green. The property can be found at the end of the cul-de-sac.*

1 Fazackerley Street  
Chorley  
Lancashire  
PR7 1BG  
Tel: 01257 241173  
Fax: 01257 261806

297 The Green  
Ecclestone  
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

**Note:** This is a compressed PDF version of our details sheet, price changes may have occurred; please contact us for the latest price

*The Accommodation Comprises*

Entrance Door

Illuminated by a carriage lamp; uPVC double glazed door with stained leaded glass panels which opens up into the:-

Hallway

2.51m x 2.38m  
8'2 x 7'9

A generous size hallway; natural light with a side window; coved ceiling; power points; central heating radiator with thermostatic control behind a radiator coved; beech flooring; useful under stairs cupboard with coat hooks; open balustraded staircase; doorway to the:-



Double Reception Room

7.16m x 3.61m  
23'5 x 13'7

These are maximum measurements; Gas coal effect fire set on a stone hearth with tiled backing with an ornate timber surround; large uPVC double glazed window overlooking the front garden and large uPVC double glazed window to the rear overlooking the rear garden; three central heating radiators with thermostatic control; coved ceiling; dado rail; power points; television point; telephone point; wall to wall fitted carpeting; timber panelled door into the:-



### Fitted Kitchen

3.47m x 2.53m  
11'4 x 8'3



A good range range of wall and base units including two glass display cabinets with Beech effect finished doors with metal handles and contrasting granite effect work surface; tiled splash backs; power points; inset composite sink and a half and drainer with chrome monobloc mixer tap which sits under the uPVC double glazed window which overlooks the rear garden; integrated *Baumatic* four burner stainless steel gas hob with a fan assisted oven; stainless steel extractor fan and light above; space for large fridge/freezer; plumbed for automatic washing machine and dishwasher; coved ceiling; rear door; ceramic tiled flooring.

### Second Reception Room

3.78m x 3.66m  
Narrowing to  
2.48m



12'4 x 11'11  
Narrowing down  
to 8'1

The room is currently being used as a study/music room; large uPVC double glazed window to the front; side uPVC double glazed window with central heating radiator with thermostatic control under behind a radiator cover; coved ceiling; power points; computer point; television point; wall to wall fitted carpeting.

## FIRST FLOOR

### Landing

Open balustraded stairs winding to the first floor; polished handrails and spindles and polished stairs and strings; fitted carpet runner; illuminated by a side uPVC double glazed window; telephone point; loft access; coved ceiling.

### Master Bedroom (Front)

4.46m x 3.24m  
14'7 x 10'7



Large uPVC double glazed window to the front with views to the Lancashire Plain; central heating radiator with thermostatic control; power points; coved ceiling; wall to wall fitted carpeting; timber panelled door.

Bedroom Two  
(Rear)

3.23m x 2.67m  
10'7 x 8'9

Large uPVC double glazed window overlooking the rear garden; central heating radiator with thermostatic control; coved ceiling; power points; wall to wall fitted carpeting; timber panelled door.



Bedroom Three  
(Front)

2.97m x 2.67m  
9'9 x 8'8

uPVC double glazed window to the front; central heating radiator with thermostatic control; power points; coved ceiling; wall to wall fitted carpeting; timber panelled door.

Bathroom  
(Rear)

2.93m x 2.61m  
9'7 x 8'6

Fitted with a modern four piece bathroom suite including a double ended bath with designer chrome mixer taps and pop up waste; separate white quadrant shower with *Grohe* thermostatic control mixer unit with glass sliding doors; white wash hand basin with designer chrome mixer tap and pop up waste which sits on a cupboard unit with shelving and storage space beneath; white close coupled WC with chrome fittings; white tiling around the wash hand basin and bath; coved ceiling; chrome designer ladder rail/towel radiator; stone tiling to the floor and around the bath; two uPVC double glazed obscured glass windows; timber panelled door.



## OUTSIDE

Front Garden

Block paved driveway with parking for up to three vehicles; a block paved path leads to the side of the property; mainly laid to lawn with a mature shrub hedge, evergreen shrub borders and a lovely mature oak tree.

## Rear Garden



Accessed from either side or from the kitchen; two useful timber sheds; blocked paved patio with mature plant and shrub borders; two further patio seating areas to the end of the garden; the garden steps down to a lawned area; protected at the sides by timber panelled fencing and a mature coniferous hedge; a mature garden with a good range of specimen plants.