



***9 The Grove  
Chorley  
£219,950***



Situated at the head of a cul-de-sac having distant countryside views including Rivington, this is a **TWO BEDROOMED DETACHED TRUE BUNGALOW** in a corner position having larger than average, beautiful, mature gardens.

Briefly the bungalow comprises an entrance hall, lounge through dining room, fitted breakfast kitchen with integrated cooking appliances, two bedrooms and a family bathroom. The bungalow has been well maintained with uPVC double glazed windows and doors, soffits and barge boards etc, has gas fired central heating from a combination central heating boiler and is fully alarmed.

There is an integral garage, beautiful gardens sweeping round to three sides and there is a blocked paved driveway providing off road parking.

The property is being offered for sale **CHAIN FREE**.

*Directions: From Chorley Town Hall, proceed along Park Road, passing Astley Park, heading out of Chorley in a northerly direction. Continue onto Preston Road and just before the hospital take a right hand turn into The Grove. Follow the road down and at the T junction bear left and the bungalow is situated at the head of the cul-de-sac in a slightly elevated position.*

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Croston  
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Tel: 01772 601092

10 Babylon Lane  
Adlington  
Chorley  
Lancashire  
PR6 9NN  
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*The Accommodation Comprises*

Entrance

Welcome light over the uPVC double glazed entrance door into the:-

Hall

Central heating radiator with thermostatic control; panelled door into the lounge; panelled door into the useful walk-in storage room which has its own central heating radiator with thermostatic control; fitted shelves; fitted coat hooks; panelled door.

Lounge

4.85m x 3.41m  
15'11 x 11'2

uPVC double glazed window to the front; central heating radiator with thermostatic control; fitted gas fire on a tiled hearth and back; power points; covered ceiling; television aerial socket; opening into the:-



Dining Room

2.88m x 2.52m  
9'5 x 8'3

uPVC double glazed window overlooking the side garden; central heating radiator with thermostatic control; power points; covered ceiling; telephone point.



Inner Hall

Coved ceiling; loft access with pull down ladders, power and light and is fully boarded; access to all rooms.

## Breakfast Kitchen

4.25m x 2.28m  
13'11 x 7'6



Fitted with a range of wall and base units, laminate with a wooden trim; complimentary post formed laminate worktops; open end display shelves and matching glass display cabinets; under unit lighting; extractor hood over the four ring gas hob and built in electric under oven and grill; inset stainless steel sink with a vegetable preparation and swan neck monobloc mixer tap; tiled splash backs; power points; central heating radiator with thermostatic control; double aspects through uPVC double glazed windows overlooking the lovely gardens; wall mounted *Worcester* gas fired central heating boiler; telephone point; uPVC double glazed door; panelled door into the hallway.

## Bathroom

2.62m x 1.41m  
8'7 x 4'8



Fitted with a three piece suite incorporating a twin gripped panelled bath and an electric *Mira* over shower and shower curtain rail; pedestal wash hand basin; close coupled WC; the walls are fully tiled in glazed ceramic tiles; wall mounted mirrored bathroom cabinet; feature mirror to the wall; central heating radiator; uPVC double glazed opaque window; textured ceiling; panelled door.

## Bedroom One

3.47m x 3.16m  
11'4 x 10'4



uPVC double glazed window overlooking the rear garden; central heating radiator with thermostatic control; power points; panelled door.

## Bedroom Two

2.55m x 2.35m  
8'4 x 7'9

uPVC double glazed window overlooking the rear garden; central heating radiator with thermostatic control; power points; fitted wardrobe with double doors.



## **OUTSIDE**

### Integral Garage

4.96m x 2.73m  
16'3 x 8'11

Remote up and over door; power and light; loft storage space.

### Driveway

A good size driveway providing ample off road parking.

### Front Garden

This has been mainly dedicated to the blocked paved driveway; attractive flower bed with a variety of shrubs and plants etc; well tended conifer hedge to the neighbouring bungalow.

### Rear Garden



As you can see from the photographs this really is a lovely, mature, private rear garden with a good degree of seclusion which is a generous size and sweeps round to the side with a crazy paved terrace; the garden is laid to lawn, well tended with fully stocked flower beds to the side with mature trees, shrubs, plants etc; paved patio area; steps lead down to the bungalow; access to the side where again there are mature flower beds; trees including beech, silver birch and copper beech; secure wooden service gate leading to the front; outside security lighting; cold water tap; further access via a security gate to the other side of the bungalow; wood fence panels in concrete posts; well tended conifer hedging; timber storage shed.

