

Nightingale Way, Chorley

PR7 2RS

In Excess of £285,000



A delightful detached property at the end of a quiet cul de sac, close to primary transport routes, Chorley Town centre and within easy reach of the Yarrow Valley. To the front the tarmac driveway leads to the detached garage with power and light. Step up to the main entrance and from there to the welcoming hallway with wooden flooring which flows into the spacious lounge running the depth of the property and having plenty of natural light from windows to two elevations. The dining kitchen comprises a range of wall and base units topped by quartz work surfaces with etched drainer. Integrated appliances include refrigerator and freezer, washing machine, dishwasher, microwave, five burner gas hob and electric oven and grill. With lots of storage and plenty of space for dining this lovely room leads to the conservatory overlooking the garden. Completing the ground floor is the cloakroom with wash hand basin and wc. The cottage garden is wonderfully private with three seating areas and wraps around the rear of the property from a decked area, past raised beds with an abundance of herbaceous planting, through to the sunken garden via the clematis arch – a real haven for wildlife. Back inside, stairs with return lead to the first floor landing. Bedroom one has built in storage and en suite comprising travertine tiled elevations and flooring, wash hand basin on vanity, wc, ladder heated towel rail and mixer shower in cubicle. Bedroom two is a second double with bedroom three a comfortable single with airing cupboard housing the Potterton boiler. The family bathroom completes the upstairs space.



A delightful detached property at the end of a quiet cul de sac, close to primary transport routes, Chorley Town centre and within easy reach of the Yarrow Valley.

Council Tax band: D

Tenure: Leasehold

- Beautiful detached property
- Three bedrooms
- Conservatory
- Delightful cottage gardens
- Parking and garage
- Video tour



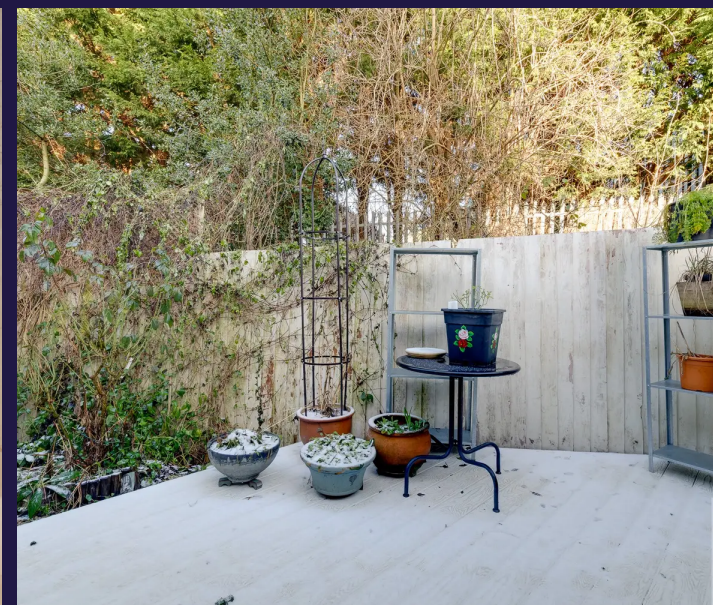
Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

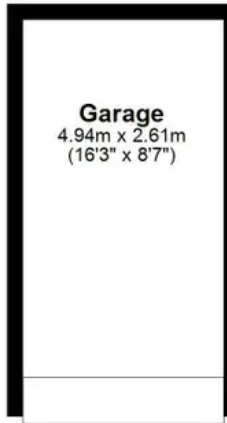
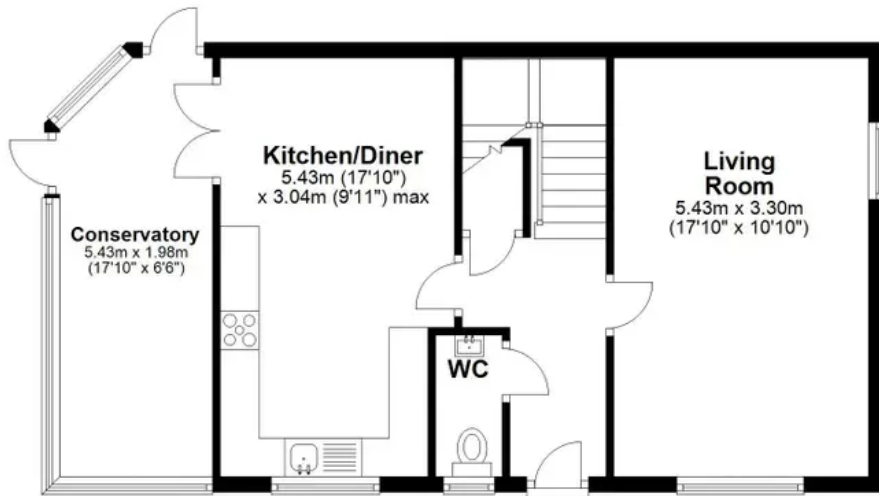
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk



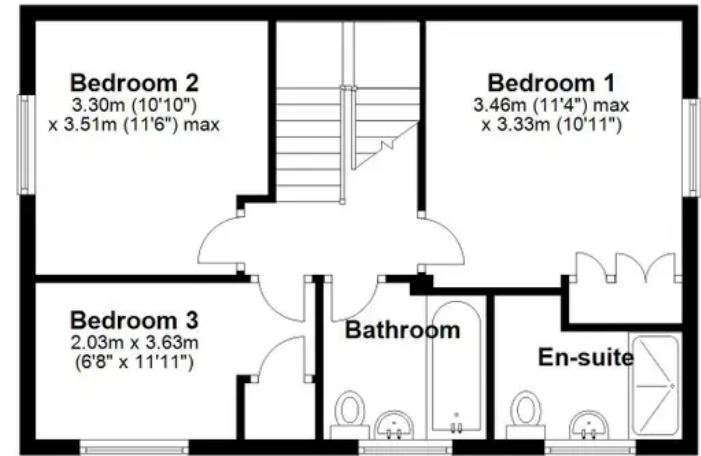
Ground Floor

Approx. 69.4 sq. metres (746.8 sq. feet)



First Floor

Approx. 46.6 sq. metres (502.0 sq. feet)



Total area: approx. 116.0 sq. metres (1248.7 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.