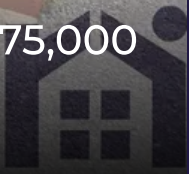




Hardy Drive, Chorley

PR7 2QA

In Excess of £275,000





Spacious three bedroom detached property with delightful gardens on a quiet cul de sac in a popular and sought-after residential area, close to town centre amenities and with countryside walks on the doorstep. To the front the garden is bordered by mature planting for privacy and a terrace and crushed slate lead to the main entrance. Step into the hallway and from there to the lounge with gas fire in marble hearth and double doors to the dining room which overlooks the rear garden. The kitchen comprises a range of wall and base units with refrigerator and freezer, breakfast bar and space, power and plumbing for other appliances. Leading off is a porch for access to the rear garden. Completing the ground floor is the wet room comprising mixer shower, wc and wash hand basin. Step out onto the west facing block paviour upper terrace which is the perfect place to relax and entertain and from there to the middle garden with seating area on raised decking. The lower garden is mainly laid to lawn bordered by mature shrubs. The ample driveway can accommodate several vehicles including a motorhome or caravan and leads to the detached garage with power and light. Back inside, to the first floor are three bedrooms the largest of which benefits from en suite comprising wash hand basin and wc, and the bedrooms to the rear have views over towards Southport. In the catchment area for excellent schools and with easy access to primary transport routes this property has plenty to offer.



Spacious three bedroom detached property with delightful gardens on a quiet cul de sac in a popular and sought-after residential area, close to town centre amenities and with countryside walks on the doorstep.

Council Tax band: C

Tenure: Freehold

- Detached property
- Three bedrooms
- Lovely gardens
- Garage and parking
- Wet room
- Media tour



**Eccleston Branch**

265 The Green, Eccleston, PR7 5TF  
01257 451673

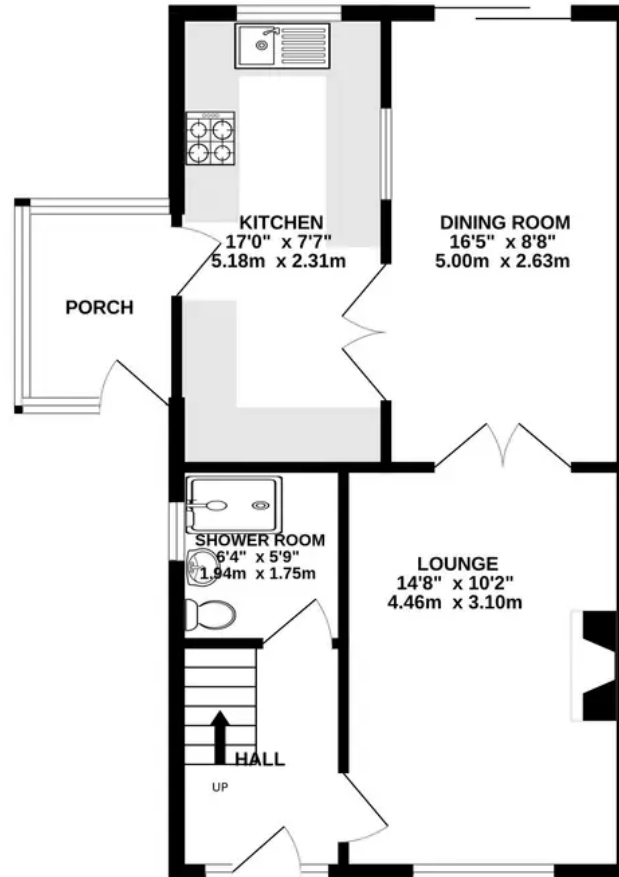
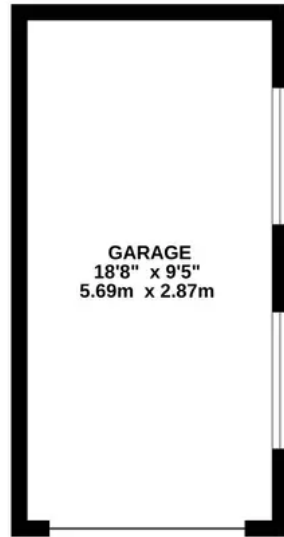
**Coppull Branch**

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

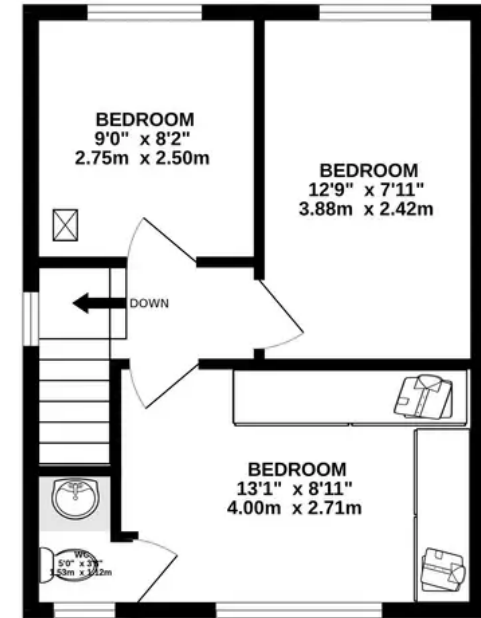
[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)



**GROUND FLOOR**  
712 sq.ft. (66.2 sq.m.) approx.



**1ST FLOOR**  
350 sq.ft. (32.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1062 sq.ft. (98.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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