



Folly Wood Drive, Chorley

Chorley

£235,000



Spacious three bedroom semi detached property in a fabulous and quiet cul de sac location on a corner plot with views over to Yarrow Valley and with gardens to the side and rear and bordered by woodland. Available with no upward chain. A pathway leads up to the welcoming entrance and step into the hallway with cloakroom comprising wc and wash hand basin. The living room has plenty of light from two elevations and overlooks the gardens to the side and views over to the front. The dining kitchen comprises a range of wall and base units with integrated appliances including dishwasher, refrigerator and freezer, gas hob and Smeg double electric oven and grill. Leading off is the conservatory which overlooks the rear garden. Step outside onto the spacious Indian stone terrace bordered by lawns and with gated access to the garage and parking. Lovely and private and overlooking the woodland which is home to woodpeckers, owls and hedgehogs who are regular visitors to the garden. Back inside, carpeted stairs lead to the first floor landing with airing cupboard and ladder access to the boarded loft with light. Bedroom one has fitted wardrobes and benefits from en suite comprising wash hand basin on floating vanity, wc, mixer shower in cubicle and ladder heated towel rail. Bedroom two also has fitted wardrobes and bedroom three has views over to the Yarrow Valley. The bathroom comprises bath with screen and mixer shower over, wc and floating wash hand basin. The property has also been granted planning permission for a substantial ground floor extension which can be viewed on line at Chorley Planning reference 22/01291/FULHH. Architect plans can be provided.

36 Folly Wood Drive

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Council Tax band: B

Tenure: Leasehold

- Beautiful and quiet location
- Corner plot
- Three bedrooms
- Garage and parking
- 990 square feet of accommodation
- No upward chain



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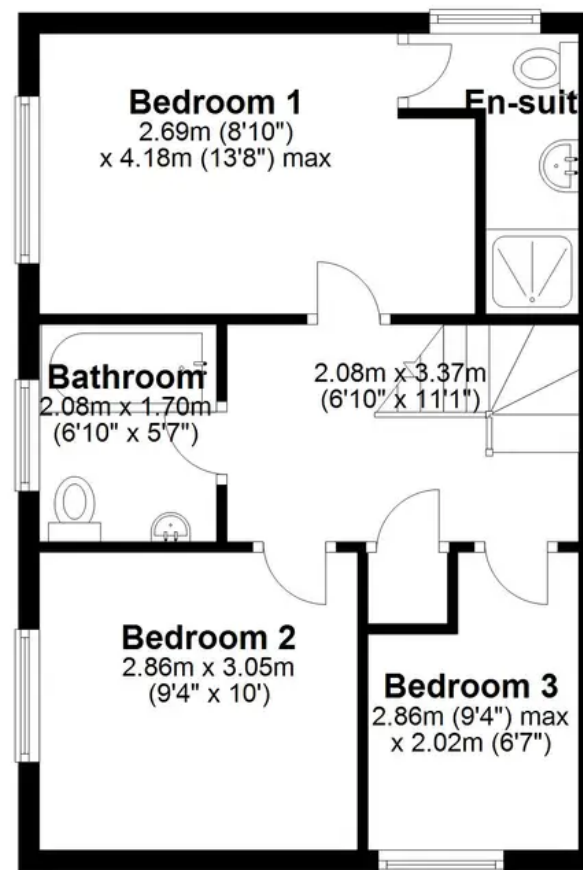
Ground Floor

Approx. 51.6 sq. metres (555.3 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



Total area: approx. 92.0 sq. metres (990.6 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE

Plan produced using PlanUp.