

Tate Fold, Chorley

PR6 9FH

Guide Price **£325,000**





This modern four bed detached home is in a fantastic secluded semi-rural location yet still with easy access to the amenities of Chorley. With the canal to one side of the development and the river to the other... the initial view of the canal and ducks basking in sunshine was a pleasure. To the front the double driveway with lawn and mature shrubbery lead to the welcoming open entrance porch and through to the entrance hall. Off to the left a spacious lounge with oak floor and wide window to the front aspect is sure to be both cosy on winter nights or opened through to the dining room making a fantastic open plan living area for friends and family alike. The dining area benefits from french doors leading to a large patio area and garden. Carrying on inside an archway takes you through to the spacious kitchen where the working areas provide a well planned workarea with ample storage space. The integrated cooker comprises of a Neff built-in electric double oven with five ring hob incorporating a wok burner and stainless steel extractor hood. There is an integrated dishwasher and fridge. This spacious kitchen could also host a bistro table or comfortable seating to emphasise the family living potential. Completing downstairs there is a utility room with integrated freezer and space/plumbing for a washing machine and a downstairs cloakroom completes this practical home area. To the first floor you will find four bedrooms. The master bedroom benefits from a vaulted ceiling and feature arch window to the front. This truly enhances the room which feels bright and airy. The room also has some integrated storage and a shower en-suite ... the perfect peaceful grown up haven.



There are then three other bedrooms, two of which have walk-in storage, which make this a perfect family home for you. Completing this floor there is a family bathroom with bath, wc, washhand basin and feature radiator. The room is tiled in a modern style and has the electric and plumbing in place for an electric shower although the current owner has removed it at this time. Outside we go and the rear garden is just amazing with a large patio area on which to absorb the sun shine with a cool glass of wine whilst listening to all the birds and wildlife living in the garden and in the river areas over the fence. Finally the garage has been converted so that the front remains for storage but the rear half has been insulated/plastered with and sockets to make a perfect work from home office or a hobby room. Decoration needed but a great start for you to start with. This room also houses the central heating boiler which was fitted earlier this year. In summary this is a fantastic family home in a fantastic location and a fantastic layout. It is in need of some cosmetic upgrading but, who doesn't love, the chance to put their own stamp on a property.



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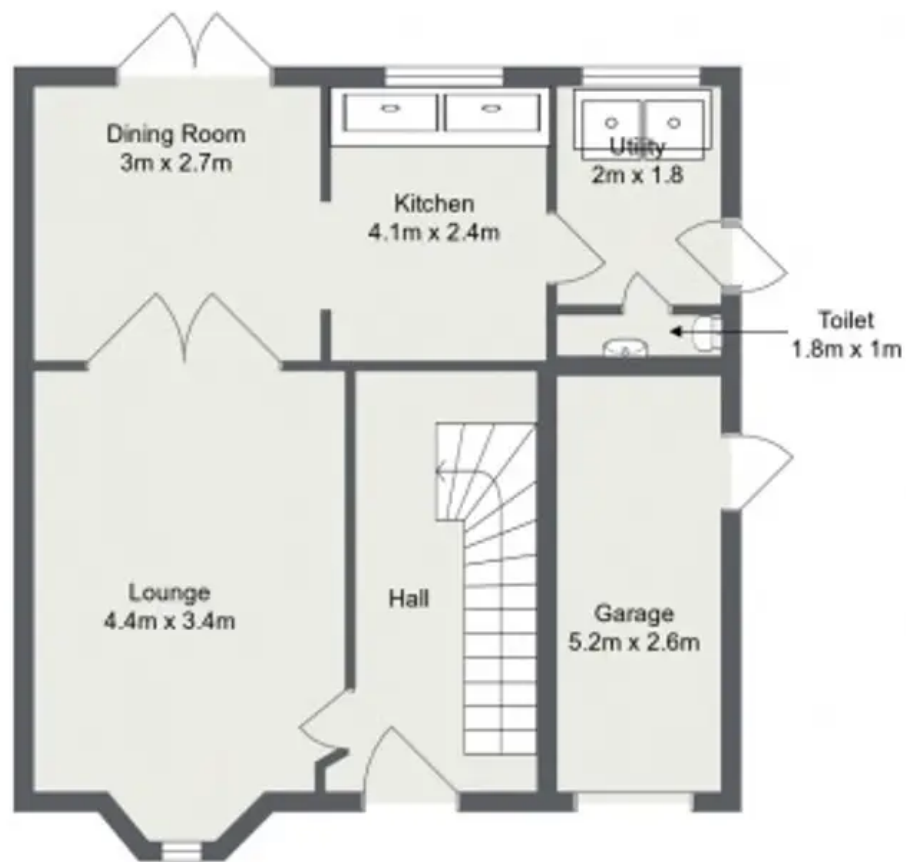
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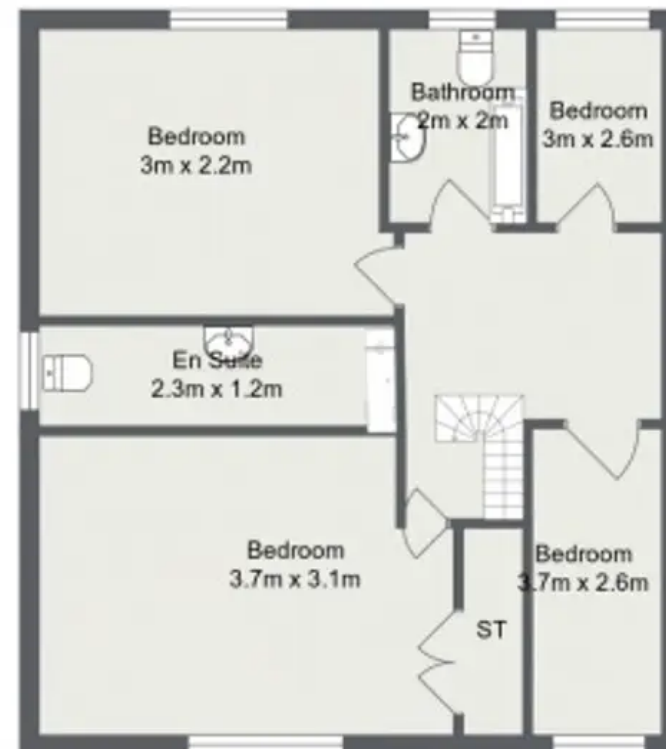
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Ground Floor
404.7 sq ft



First Floor
555sq ft



Drawing is for illustrative purposes only and is not to scale. No responsibility is taken for any errors.
Drawn using RoomSketch.