



Laburnum Road, Chorley

PR6 7BG

£265,000





Spacious and stylish, refurbished three bedroom semi detached property in a popular and sought after residential location with over 1100 square feet of accommodation, south facing rear garden. The current owner has carried out extensive work which includes new bathroom, new kitchen, new wiring, new windows and new plumbing including the central heating boiler. Available with no upward chain. The driveway can accommodate several vehicles and leads past the lawn to the garage and main entrance. Step into the vestibule and from there to reception one, which, being adjacent to the kitchen would make an excellent dining room. To the rear, reception two has twin patio doors overlooking the garden. The kitchen comprises a range of wall and base units with gas hob, electric oven and grill and space and power for other appliances. Completing the ground floor is the utility/cloakroom with wc and wash hand basin and space, power and plumbing for additional appliances. Externally, the garden has a large block pavior sun terrace which leads to the good sized lawn. Back inside, stairs lead to the first floor landing with eaves storage housing the Main combi boiler and three double bedrooms with those at the rear having views out to the Nab, Rivington and Winter Hill. The family bathroom comprises bath with screen and rainfall shower over, wc, wash hand basin on vanity and ladder heated towel rail. Within easy reach of town centre amenities and primary transport routes this is an excellent family home. Do give us a call to arrange a viewing and make it yours.



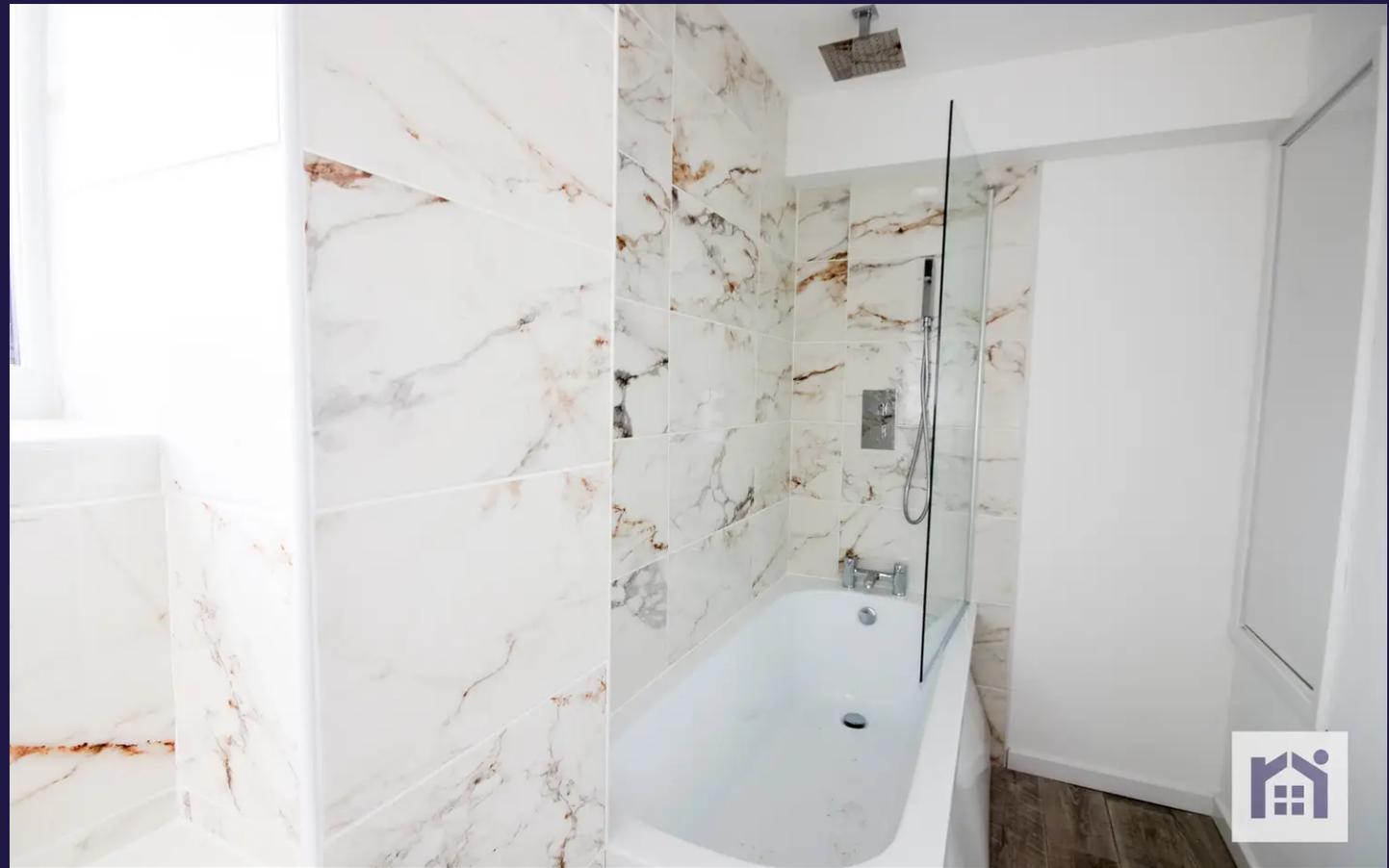
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Available with no upward chain.

Council Tax band: C

Tenure: Leasehold

- Three double bedrooms
- Two large reception rooms
- Recently refurbished
- Views over to the Lancashire Penines
- South facing garden
- No upward chain



**Eccleston Branch**

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**Coppull Branch**

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01257 794588

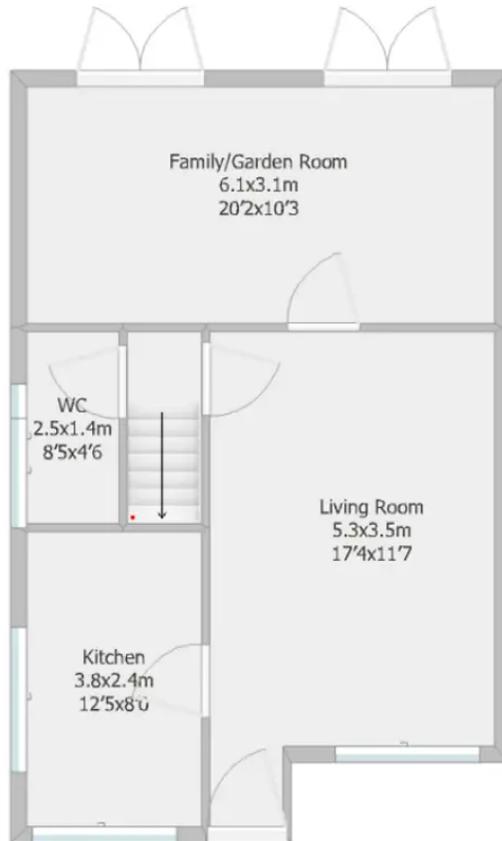
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Laburnum Road.



Ground Floor  
65.1 sq m (approx)  
700.7 sq ft (approx)



First Floor  
44.3 sq m (approx)  
476.8 sq ft (approx)



Drawing not to scale and is for illustrative purposes only.  
Plan produced by RoomSketcher.