

HOME  TRUTHS



Southport Road, Chorley

PR7 1LE



£485,000



Stunning, individual detached property within easy walking distance of town centre amenities, primary transport routes, excellent schools and the beautiful Astley Park. With over 1700 square feet of accommodation this is a first class family home. The block paved driveway is screened by mature planting and can accommodate several vehicles. Step into the vestibule and from there into the hallway with wooden flooring which flows through much of the ground floor. Reception two is bay fronted and currently used as a very comfortable office benefiting from a wood burning stove. The living room has gas fire in imposing hearth and large archway leading through to the heart of the house. This delightful room offers plenty of space for both dining and comfortable furniture and the kitchen comprises Italian limestone flooring with underfloor heating, a range of wall and base units and central island topped with black granite work surfaces. With integrated dishwasher, double ceramic sink and Kettle boiler tap. Leading off is the utility room also with underfloor heating and with space, power and plumbing for additional appliances, the separate boot room, additional storage and the gorgeous shower room comprising wash hand basin on floating vanity, wc and electric shower in cubicle. Step out onto the fabulous sun terrace with porcelain tiles and outside kitchen area with pizza oven. Steps lead down to the upper garden which is laid to lawn with summer house, and the lower garden with very private end of day Indian stone terrace and productive area in which to grow your own herbs and vegetables.



26 Southport Road

Chorley, Chorley

Back inside to the first floor, bedroom one is a sumptuous double with plenty of natural light from windows to two elevations, there are two further double bedrooms and the elegant bathroom comprises bath with shower attachment and wash hand basin, wc and there is also a separate wc.

Council Tax band: D

Tenure: Leasehold

- Individual detached property
- Three double bedrooms
- Beautiful family room
- Over 1700 square feet of sumptuous accommodation
- Ample parking
- Virtual tour



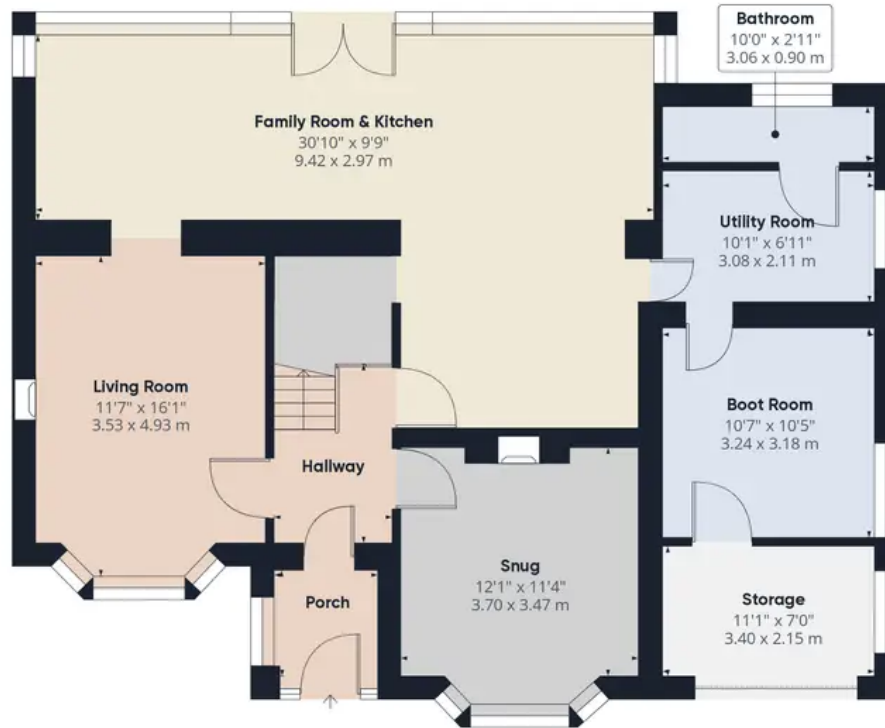
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Floor 1



Floor 2

Approximate total area⁽¹⁾
1718.04 ft²
159.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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