

Pilling Close, Chorley

PR7 3DQ

In Excess of £215,000





Lovely three bedroom detached property on a quiet cul de sac with ample parking, within easy reach of all town centre amenities, primary transport routes and schools. Available with no upward chain.

To the front, the driveway can accommodate four vehicles and leads to both the detached garage and the main entrance. Step into the hallway and from there to the spacious living room with under stair storage.

To the rear, the dining kitchen comprises a range of wall and base units with integrated appliances including double electric oven and grill, electric hob, refrigerator, freezer and space, power and plumbing for additional appliances.

The conservatory leads off and from there you can step into the south west facing, paved rear garden with up and over door to the detached garage.



Back inside stairs lead to the first floor landing with loft access. Bedroom one is to the front with built in storage and airing cupboard. Bedrooms two and three are to the rear and enjoy views over the park. Completing the accommodation the bathroom comprises bath with screen and electric shower over, wash hand basin on vanity, wc, ladder heated towel rail, tiled & panelled elevations and tiled flooring.

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Council Tax band: C

Tenure: Freehold

- Three bedroom detached property
- Garage & ample parking
- Cul de sac location
- Close to town centre amenities
- Virtual tour
- No upward chain



HOME  TRUTHS

Eccleston Branch

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01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

880.02 ft<sup>2</sup>

81.76 m<sup>2</sup>

**Reduced headroom**

10.66 ft<sup>2</sup>

0.99 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

**GIRAFFE360**