



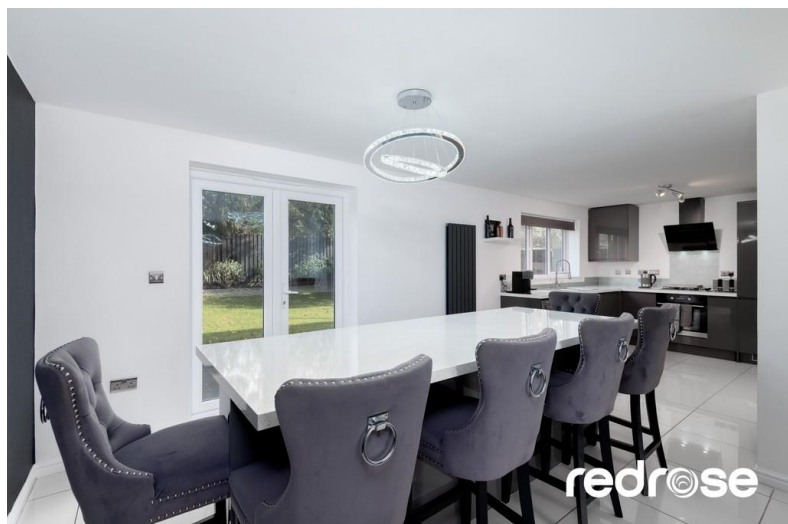
**redrose**

**5 Chancery Fields**  
Chorley, PR7 1DG

Tucked away on a peaceful cul-de-sac, this impressive five-bedroom family home offers a blank canvas for you to make your own. The property features five spacious double bedrooms, 2 en suite bathrooms including a stunning master suite on the top floor, and a beautifully upgraded kitchen that seamlessly connects to the living area, ideal for entertaining. Outside, you'll find a larger-than-average, private rear garden. Located within walking distance of excellent schools and with easy access to the M6 and M6 1, this home is perfect for a growing family. NO CHAIN.

**Asking Price Of £390,000**

EPC Rating '84'





## Property Description

### LOUNGE

14' 1" x 11' 7" (4.29m x 3.53m) Double glazed window to front, ceiling light point, radiator and opening to the dining space. The wall between the lounge and kitchen/diner has been removed to create an open plan living space. Door to hallway still remains.

### KITCHEN/DINER

24' 5" x 10' 10" (7.44m x 3.3m) Stunning, upgraded family kitchen with a range of wall and base units in contemporary grey gloss with contrasting worktops. Single oven, 4 ring induction hob and extractor fan over, integrated fridge/freezer. White porcelain tiled flooring throughout. Fabulous central island with deep drawers and breakfast bar. Patio doors to rear garden and double glazed window to rear, contemporary radiator and door to hallway.

### BEDROOM TWO

12' 9" x 12' 7" (3.89m x 3.84m) Double glazed window to front, ceiling light point, radiator and door to en suite.



#### EN SUITE

Low level WC, wash hand basin and step in shower cubicle. Double glazed window to front, radiator and ceiling light point

#### BEDROOM THREE

12' 7" x 12' 1" (3.84m x 3.68m) Double glazed window overlooking rear garden, radiator and ceiling light point.

#### BEDROOM FOUR

9' 6" x 8' 7" (2.9m x 2.62m) Double glazed window overlooking rear garden, radiator and ceiling light point.

#### BEDROOM FIVE

8' 9" x 8' 7" (2.67m x 2.62m) Double glazed window to front, radiator and ceiling light point.

#### FAMILY BATHROOM

Three piece bathroom suite with bath and shower over with glass screen, low level WC and wash hand basin. Vinyl flooring, radiator and double glazed window to rear. Ceiling light point and door to hallway.

#### MASTER SUITE

17' 1" x 15' 7" (5.21m x 4.75m) Fabulous master suite occupying the whole top floor with walk in wardrobe and en suite. This really is an amazing space with dormer window to front and further velux to front and rear, flooding in the light.



#### EN SUITE

Large en suite with step in shower cubicle, low level WC and wash hand basin, velux window and radiator. Vinyl flooring.

#### REAR GARDEN

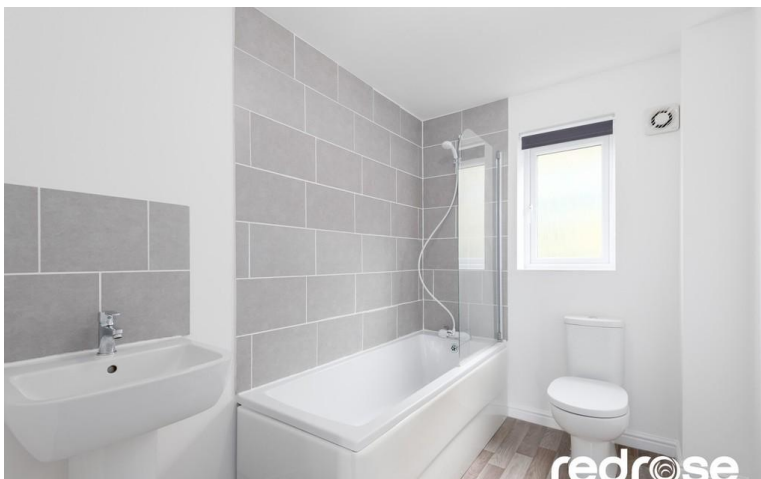
Larger than average and private rear garden with a large patio area and mainly laid to lawn, established trees to the rear offering a great degree of privacy.

#### GARAGE

Accesses via up and over door to the front with power and lighting.

#### PARKING

The driveway to the front has ample parking for at least 2 vehicles.







GROUND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.2 sq.m.) approx.

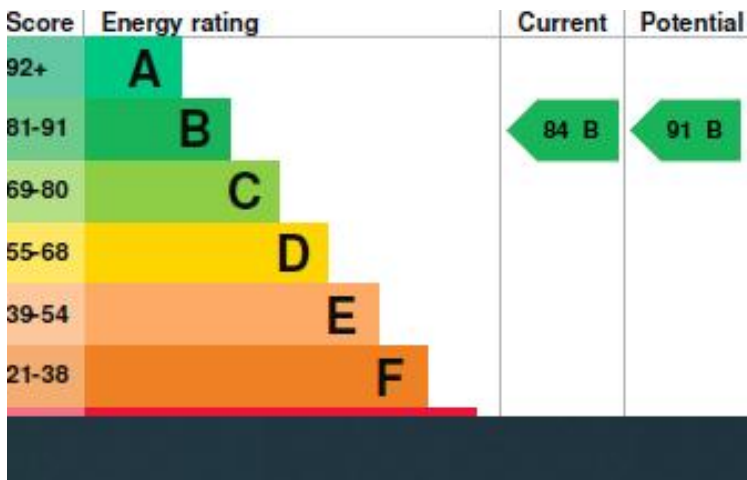


2ND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1639 sq.ft. (152.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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