

HOME  TRUTHS



Kirkstall Road, Chorley

PR7 3JR



£230,000



Well presented and spacious two double bedroom semi detached property in an elevated position enjoying expansive views from Healey Nab over to Rivington Pike, within easy reach of schools, primary transport routes and town centre amenities. The driveway leads to the detached garage and to the main entrance. Step into the hallway with cloakroom off comprising wc and wash hand basin. The living room is to the front and opens to the snug/home office with patio doors leading to the garden. The breakfast kitchen comprises a range of wall and base units with electric hob, oven and grill, refrigerator, freezer, dishwasher and washing machine. Completing the ground floor is the conservatory, currently used as a dining room from which to enjoy those views. Step out into the southwest facing garden with upper terrace on which to relax and entertain. Steps lead down to the garden, which is mainly laid to lawn with crushed slate beds, and the lower terrace. Back inside, stairs lead to the first floor landing with bedroom one having plenty of natural light from windows to two elevations and having views over treetops to Winter Hill and Rivington. Bedroom two also benefits from those views and the elegant family bathroom comprises bath with screen and mixer shower over, wc, wash hand basin on vanity, ladder heated towel rail and fully tiled elevations and flooring. With over 900 square feet of accommodation on offer this is a lovely place to call home.



Well presented and spacious two double bedroom semi detached property in an elevated position enjoying expansive views from Healey Nab over to Rivington Pike, within easy reach of amenities & schools.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Semi detached property
- Two double bedrooms
- Virtual tour
- South east facing gardens
- Beautiful views out
- Close to amenities



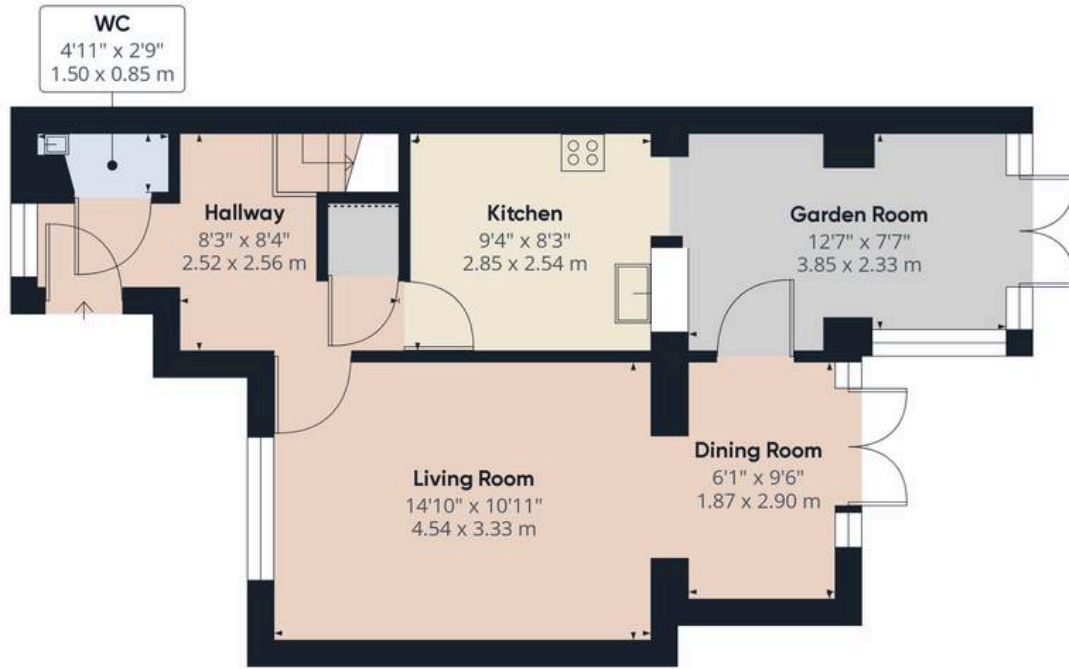
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

947 ft²
87.98 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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