

HOME  TRUTHS

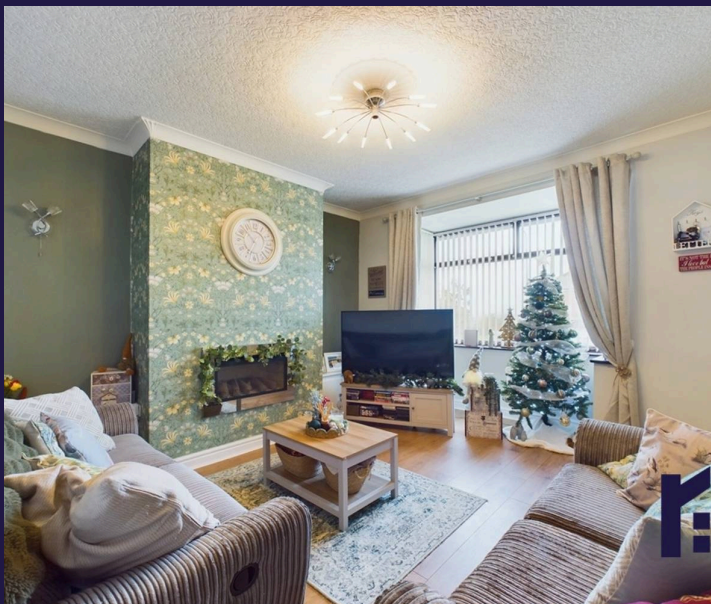
Letchworth Drive, Chorley

PR7 2HG

  
£225,000



Extended three double bedroom property with almost 900 square feet on a corner plot in a popular and sought after location within easy reach of the town centre, schools and the gorgeous Yarrow Valley. Stroll through the garden with mature planting to the main entrance, step into the hallway and from there to the bay fronted living room with remote controlled inset gas fire. To the rear the second reception room has space for both dining and a home office, and the kitchen comprises a range of wall and base units with integrated appliances including induction hob, electric oven and grill, microwave, washer/drier, dishwasher, refrigerator and freezer. Step outside into the private rear garden with terrace and lawn bordered by mature hedging making this a lovely place in which to relax and entertain. Back inside stairs lead to the first floor landing with plenty of natural light from two windows giving an expansive view across the Lancashire Plain and built in wardrobes. There are two further double bedrooms, and the family bathroom comprises fully tiled elevations and flooring, wash hand basin on vanity, wc and mixer shower in cubicle.



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Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended family home
- Three double bedrooms
- Corner plot
- Modern kitchen and bathroom
- Close to amenities
- Virtual tour



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Eccleston Branch

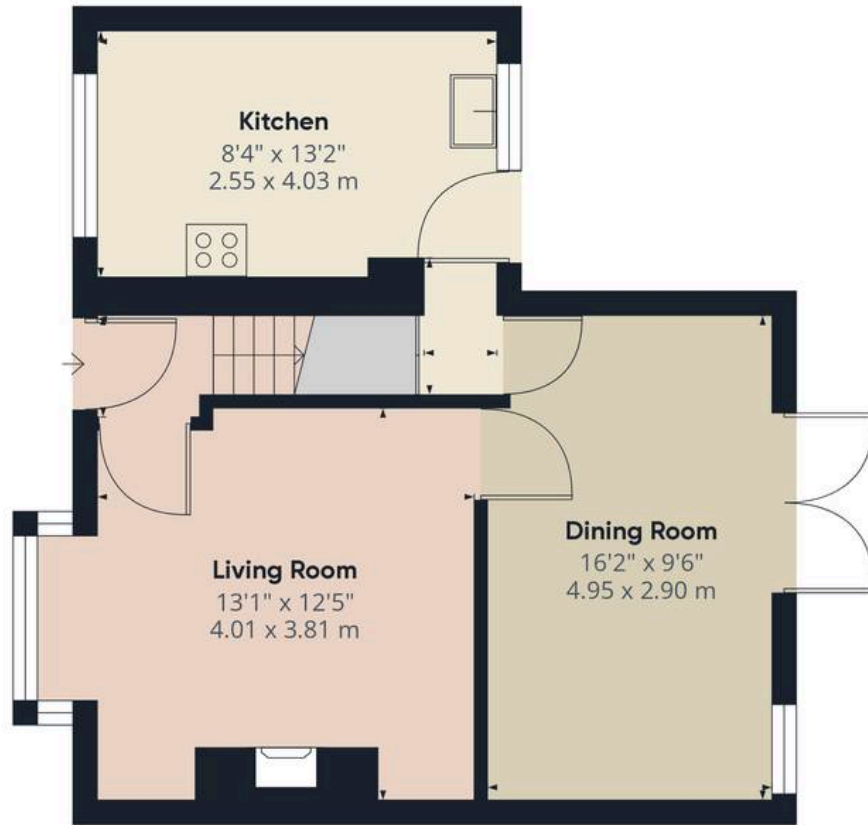
265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

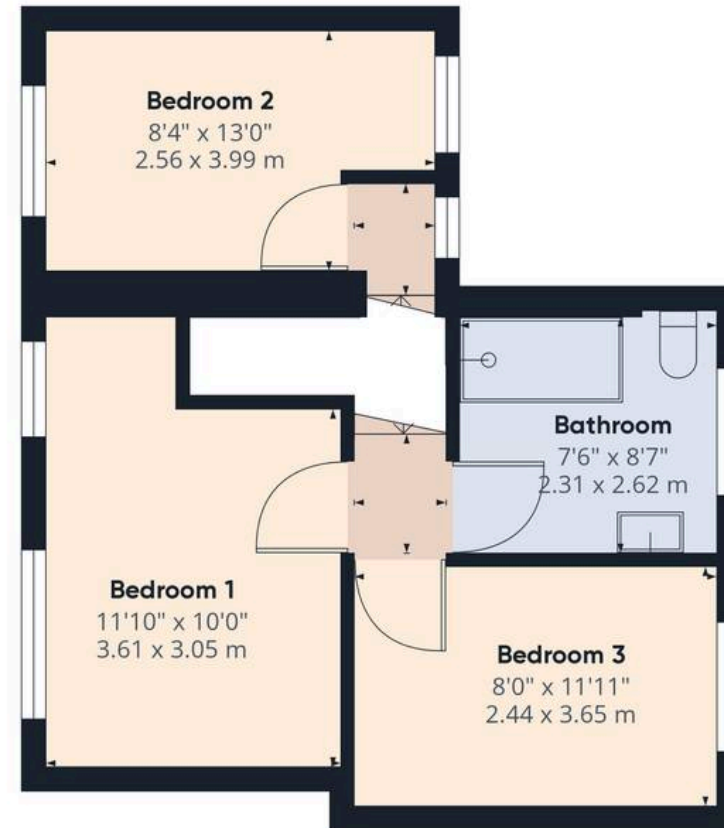
244 Spendmore Lane, Coppull, PR7 5DE  
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Floor 1



Floor 2

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

889.64 ft<sup>2</sup>  
82.65 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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