



Burgh Lane, Chorley

PR7 3NT





Offering a fantastic opportunity to purchase on one of the most sought after locations in central Chorley, Glenfield has over 1600 square feet of versatile accommodation within easy reach of excellent schools, town centre amenities and countryside walks. Available with no upward chain.

To the front the driveway is a combination of crushed slate and hard standing and can accommodate several vehicles, including a motorhome or caravan, and leads to the main entrance. Step into the hallway with double bedrooms immediately to each side.

Continue into a large internal hallway which makes an excellent snug or home office with access to reception two, which opens in turn to the large living room with gas fire in hearth and sliding patio doors to the veranda.

The dining kitchen comprises a range of wall and base units with integrated electric hob, oven and grill, dishwasher and space and power for additional appliances with two sets of patio doors opening to the garden.

Completing the ground floor are the utility room with space, power and plumbing for appliances and the ground floor bathroom comprising rainfall mixer shower in cubicle, wash hand basin on vanity, wc, ladder heated towel rail and fully tiled elevations and flooring.



Externally the private rear garden is laid to lawn with sun terrace and mature hedging to the rear.

Back inside, stairs lead to the first floor landing with access to plenty of eaves storage with two further double bedrooms, the smaller of which having a dressing area. The first floor bathroom comprises rainfall mixer shower in cubicle, fully tiled elevations, wc, wash hand basin and ladder heated towel rail.

With new windows and doors, new flooring throughout this fantastic family home has plenty to offer both inside and out so do give us a call to arrange a viewing and make this yours.

Council tax E, EPC C, Freehold.



HOME TRUTHS

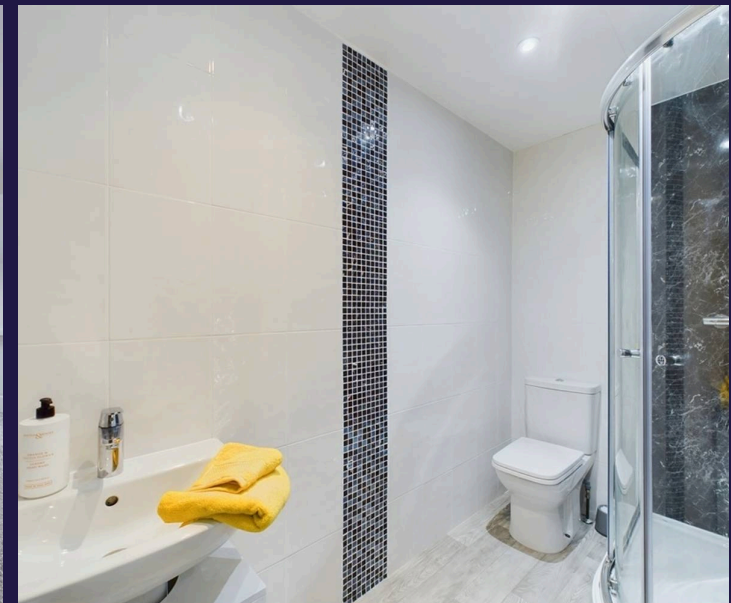
Ecclestone Branch

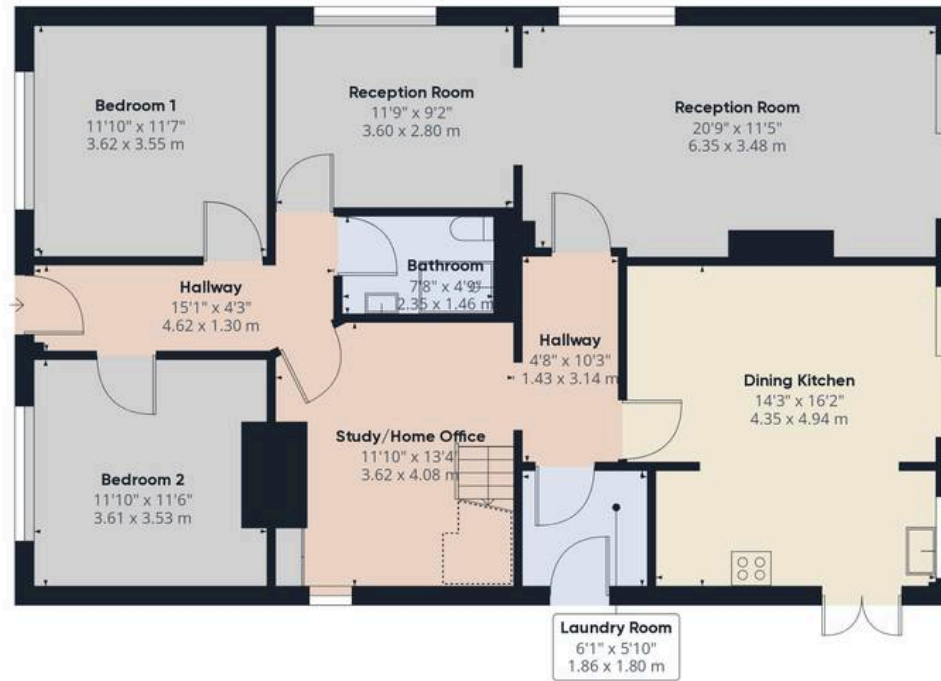
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Floor 1



Floor 2

Approximate total area⁽¹⁾

1640.35 ft²

152.39 m²

Reduced headroom

22.52 ft²

2.09 m²

(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.