

HOME  TRUTHS



Booth Avenue, Chorley

PR7 3SB



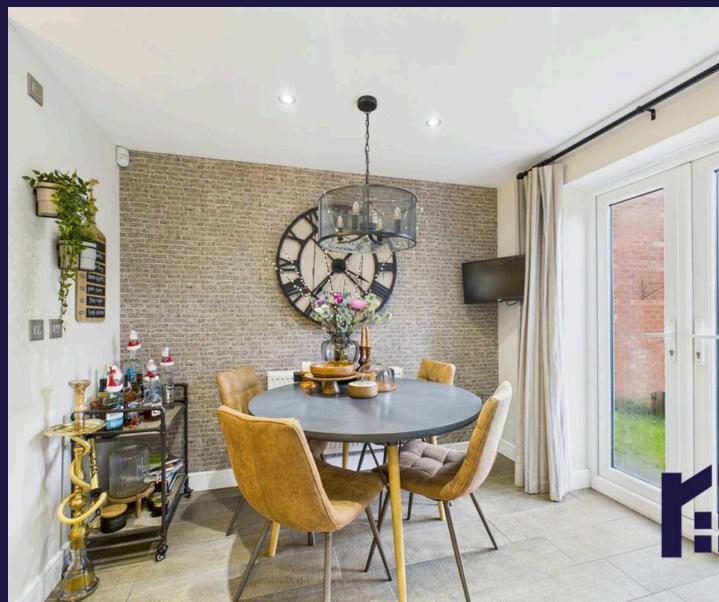
This well-presented home offers generous living accommodation, off-street parking for two vehicles, and a west-facing garden ideal for enjoying the evening sun. With a spacious dining kitchen, three double bedrooms, and both en suite and family bathroom facilities, the property is well suited to modern family living.

To the front of the property is a lawned garden with pathway access, alongside two dedicated parking spaces. On entering the home, you step into a spacious vestibule which provides access upstairs and through to the main living areas.

The living room is comfortable and inviting, offering a cosy space for relaxation. From here, the property flows into the kitchen, where a pantry cupboard and a conveniently located downstairs WC are positioned just off the entrance.

The dining kitchen is well proportioned and designed for both everyday use and entertaining. It is fitted with an integrated oven, gas hob, integrated fridge freezer, and integrated washing machine, with ample space for a dining table. French doors lead out to the west-facing rear garden, which is perfect for enjoying afternoon and evening sunshine.

Upstairs, the spacious landing provides access to the loft. The master bedroom benefits from built-in wardrobes and a private en suite, fitted with a shower, WC, and hand basin. There are two further well-sized double bedrooms, along with a family bathroom comprising a bath with overhead shower, wash hand basin, and WC.



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Three double bedrooms, including master bedroom with en suite
- Spacious dining kitchen with integrated appliances
- Cosy living room with modern finishes
- West-facing rear garden ideal for evening sun
- Two off-street parking spaces

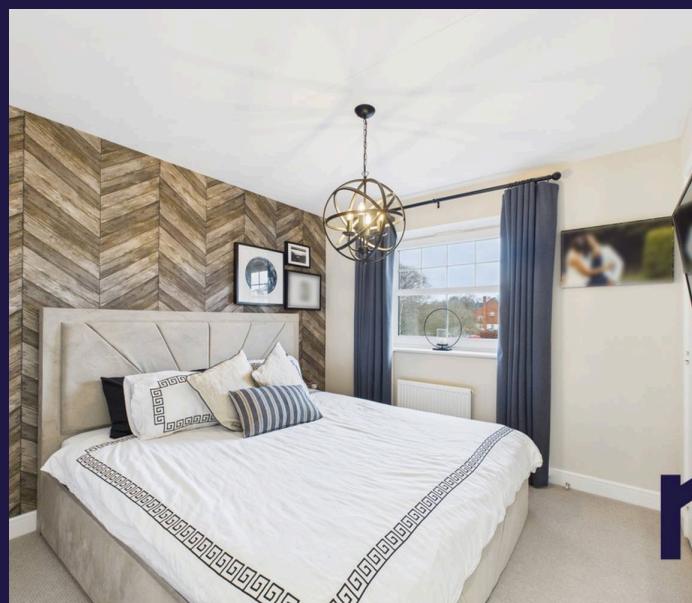


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Approximate total area⁽¹⁾

74.5 m²
803 ft²

Reduced headroom

0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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