

HOME  TRUTHS

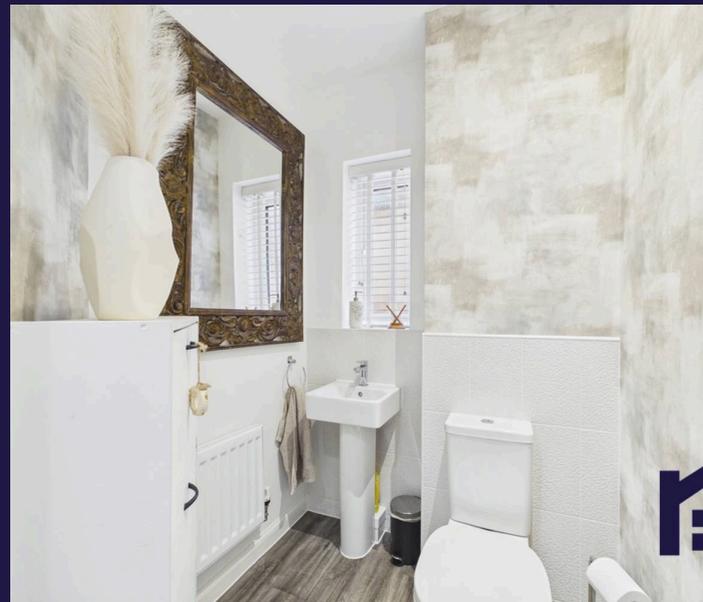
Ackhurst Lodge Drive, Chorley

PR7 1ED





Tucked away at the end of a quiet cul-de-sac, this superb family home enjoys the rare advantage of backing directly onto the beautiful Astley Park, while remaining within easy walking distance of excellent schools and town centre amenities. Offering over 1,000 square feet of highly energy efficient accommodation (EPC A), this is a wonderful place to call home. The driveway provides parking for two vehicles and leads to the garage. Stroll along the path bordered by mature laurel hedging for privacy to the main entrance, and step into the welcoming hallway, with cloakroom off comprising wc and wash hand basin. To the front, the serene bay-fronted living room offers additional space and natural light. To the rear, the heart of the home provides ample room for both dining and relaxed seating, with the kitchen comprising a range of wall and base units and integrated appliances including gas hob, electric oven and grill, dishwasher, refrigerator and freezer, plus space, power and plumbing for additional appliances. Patio doors open onto the private rear garden, where an Indian stone lower terrace leads via a pathway through the lawn bordered by mature planting to an upper terrace with pergola, creating the perfect space in which to relax and entertain — all with the parkland beyond. Back inside, stairs rise to the first floor landing. The principal bedroom benefits from fitted wardrobes and en suite comprising rainfall mixer shower in cubicle, wc and floating wash hand basin. Bedrooms two and three are positioned to the rear, enjoying lovely views towards the park, with bedroom four currently serving as a home office. Completing the accommodation is the family bathroom, comprising bath, wc and floating wash hand basin. A fantastic opportunity to acquire a park side family home in a prime location so do give us a call to arrange a viewing and make it yours.



Tucked away on a quiet cul-de-sac, this superb family home enjoys the rare advantage of backing directly onto the beautiful Astley Park and in easy reach of excellent schools and Chorley town centre Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

- Gorgeous detached property
- Four bedrooms
- Cul de sac location
- Adjacent to the beautiful Astley Park
- Virtual tour
- Private garden



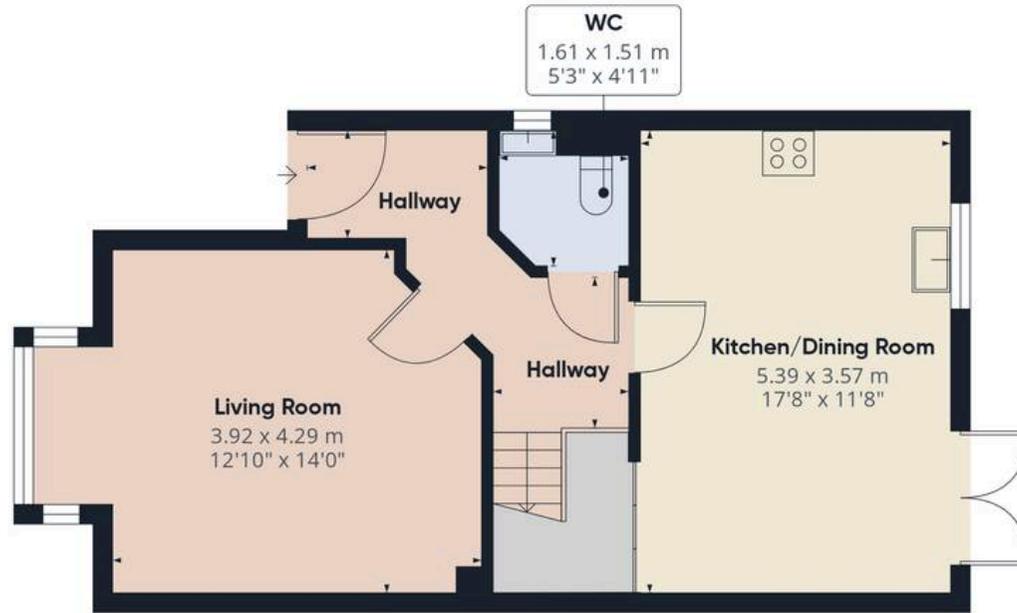
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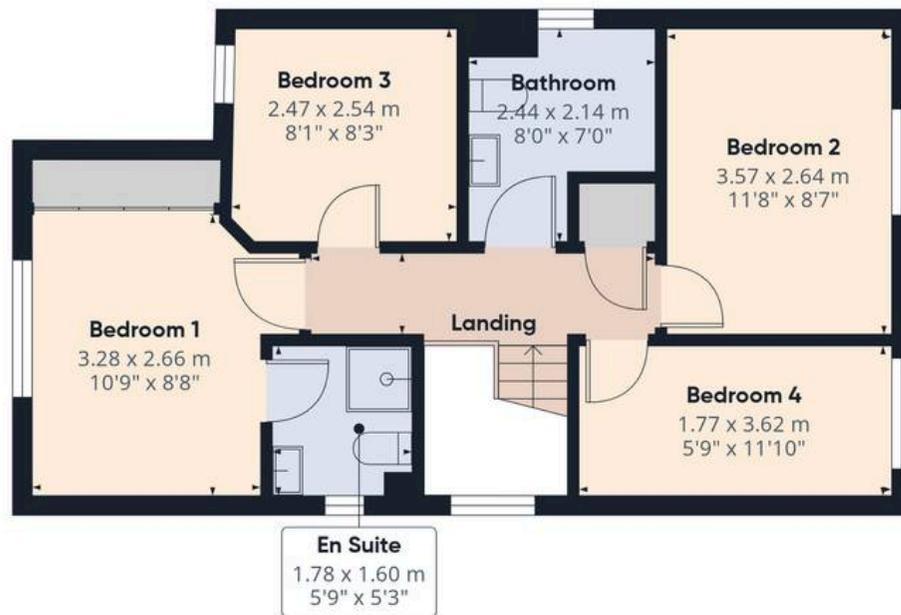
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

112.3 m²

1210 ft²

(1) Excluding balconies and terraces

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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