



redrose

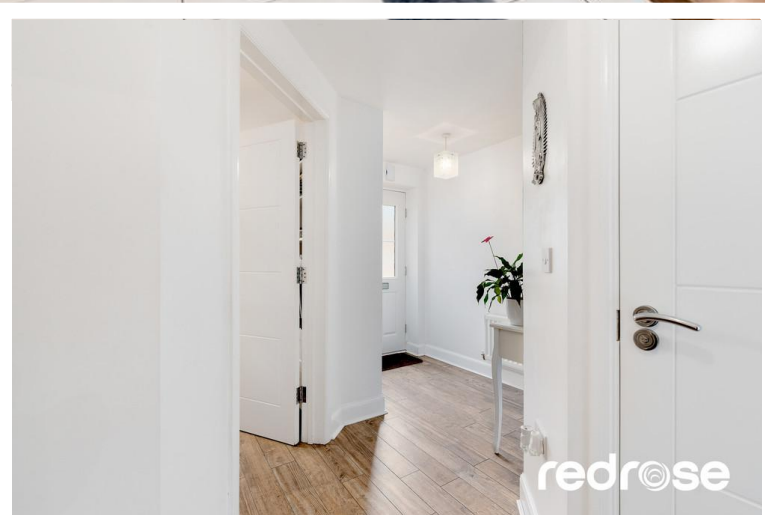
40 Pilgrim Drive
Chorley, PR7 3TH

THIS EXTREMELY well presented laid out modern four bedroom detached property set within an impressive beautifully landscaped neighbourhood. In a sought after location bordering Yarrow Valley County Park, it is also 5 minutes' walk from Duxbury Wood and peaceful walks along the river Yarrow and close...

£330,000

EPC Rating '79C'





Property Description

ENTRANCE HALL

Door into entrance hall, staircase off to first floor landing, radiator.

DOWNSTAIR CLOAKROOM

Two piece suite finished in white with close coupled W.C., wash hand basin, double glazed window to side elevation, radiator.

LOUNGE

13' 0" x 14' 2" (3.98m x 4.32m) Well appointed lounge with double glazed window to front elevation, radiator.

KITCHEN / DINER

11' 9" x 17' 8" (3.59m x 5.40m) Fantastic dining kitchen with a range of wall and base units with complimentary work surfaces and incorporating 1 & 1/2 sink and drainer unit, gas hob and electric oven, integral fridge, freezer and dishwasher, tiled floor, radiator, under stairs storage, double glazed window to rear elevation and double glazed French doors opening onto rear garden





FIRST FLOOR

Double glazed window to side elevation, radiator, linen cupboard.

MASTER BEDROOM

8' 9" x 10' 11" (2.69m x 3.34m) Fitted with a range of mirrored wardrobes, double glazed window to front elevation, radiator.

EN-SUITE

Three piece suite finished in white and comprising of close coupled W.C., wash hand basin and thermostatically controlled shower in cubicle, extractor fan, double glazed window to side elevation, heated chrome towel rail.



BEDROOM 2

8' 7" x 11' 5" (2.64m x 3.48m) Double glazed window to rear elevation, radiator.

BEDROOM 3

8' 3" x 8' 2" (2.51m x 2.49m) Double glazed window to front elevation, radiator, loft access.

BEDROOM 4

5' 11" x 12' 3" (1.81m x 3.74m) Double glazed window to rear elevation, radiator.



BATHROOM

Three piece suite finished in white and comprising of paneled bath with shower over, close coupled W.C., wash hand basin, spot lights inset to ceiling, extractor fan and double glazed window to side elevation.

OUTSIDE

To the front the property is set within a "Family Zone" with lawned area to front and drive to side leading to garage.

To the rear this large south facing garden is laid to lawn with plant and shrub borders, patio area and enclosed by eye level fencing.



More information from this agent



[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements