



redrose

12 Clydesdale Drive
Chorley, PR7 3DN

Tucked away on a quiet spot, this lovely 3 bedroom home is immaculate throughout and is a perfect first step on the ladder. Three great size bedrooms with en suite to master, large lounge and kitchen/diner with utility and patio doors leading to the pretty garden. Allocated parking for 2 vehicles to...

Asking Price Of £250,000

EPC Rating '79'





Property Description

OUTSIDE FRONT

Pretty front garden surrounded by established shrubbery and pathway to front door.

HALLWAY

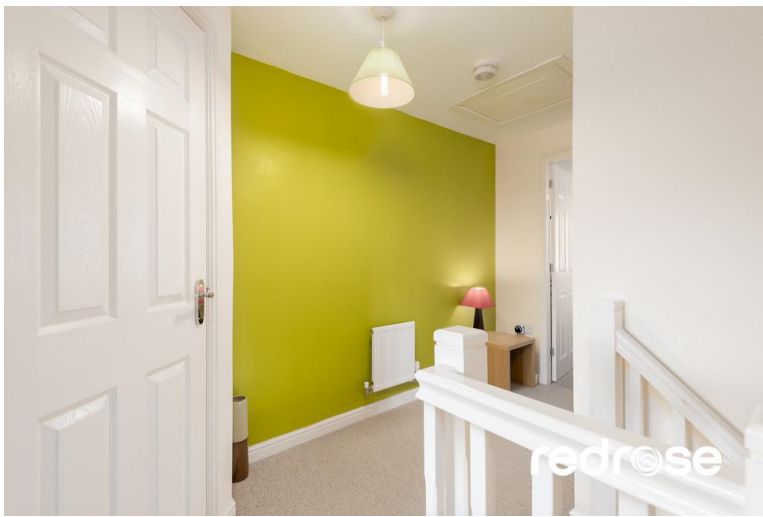
Lovely bright hallway with doors to kitchen/diner, lounge and cloakroom. Stairs to first floor, ceiling light point.

KITCHEN/DINER

17' 8" x 9' 2" (5.4m x 2.8m) Dual aspect with patio doors to the garden and double glazed windows to rear and front. A range of fitted wall and base units in light wood with gas hob and integrated single oven. Integrated dishwasher, sink and drainer and space for fridge/freezer, vinyl flooring and ceiling light point. Door to utility.

LOUNGE

6' 10" x 6' 10" (2.1m x 2.1m) Dual aspect lounge with double glazed windows to front and side. Ceiling light point and door to hallway.



CLOAKROOM

Two piece bathroom suite with low level WC, wash hand basin and ceiling light point. Vinyl flooring.

FIRST FLOOR

stairs to first floor landing with doors to all bedrooms and bathroom.

MASTER BEDROOM

9' 10" x 11' 1" (3.0m x 3.4m) Great size master bedroom with double glazed windows to front and side, fitted wardrobes, ceiling light and door to en suite.

EN-SUITE

6' 6" x 6' 10" (2.0m x 2.1m) Fitted three piece suite with shower cubicle, low level WC and wash hand basin. Vinyl flooring, double glazed window to front and ceiling light.

BEDROOM TWO

10' 9" x 9' 6" (3.3m x 2.9m) Another great size double bedroom with double glazed window to front, ceiling light point and over stairs storage.

BEDROOM THREE

9' 10" x 7' 2" (3.0m x 2.2m) Great size single bedroom with double glazed window to side, ceiling light point.



FAMILY BATHROOM

5' 6" x 6' 6" (1.7m x 2.0m) Three piece bathroom suite with low level WC, bath and wash hand basin, double glazed window to side, vinyl flooring and ceiling light.

GARDEN

Pretty rear garden, walled to one side with patio and lawn. Side gate access to parking and garden shed.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, levels and any other parts are approximate and no responsibility is taken for any mis-interpretation of this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, contents and specifications shown here are not intended to be guaranteed, as to their suitability or otherwise, call for plans. Made with Metagis ©2012

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		
1-20	G		

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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 are 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