



**redrose**

**7 Haigh Close**  
Chorley, PR7 2QR

This beautifully presented three-bedroom semi-detached home is located in a highly desirable area of Chorley. Perfectly positioned close to well-regarded schools, excellent transport links, and Chorley Town Centre, this property offers convenience and comfort in equal measure and is a perfect first time buy!

Recently redecorated, the property features a spacious and contemporary layout. The ground floor benefits from an open-plan living and dining area, ideal for hosting guests, along with the added advantage of a downstairs bathroom.

Upstairs, there are three generously sized bedrooms and a separate WC. Outside, the property boasts a large driveway with ample parking space, a beautifully-maintained rear garden perfect for unwinding and a detached garage providing additional, all important storage.

**Asking Price Of £240,000**

**EPC Rating '63 D'**





## Property Description

### Ground Floor -

#### HALLWAY

Spacious bright hallway with doors leading to ground floor rooms

#### OPEN PLAN KITCHEN/LOUNGE -

21' 10" x 16' 6" (6.65m x 5.03m) The kitchen comprises of a range of wall and base units in contemporary grey gloss with electric hob, oven and grill, refrigerator and freezer and space, power and plumbing for other appliances.

#### DOWNSTAIRS BATHROOM

6' 5" x 5' 9" (1.96m x 1.75m) Newly fitted three piece bathroom suite with bath and shower over. WC, wash hand basin, vinyl flooring and heated towel rail.



## FIRST FLOOR

### MASTER BEDROOM

16' 6" x 8' 9" (5.03m x 2.67m) Good sized master bedroom with 2 double glazed windows overlooking the front, built in wardrobes, radiator, aerial socket, light fitting.

### BEDROOM TWO

3' 89" x 2' 44" (3.18m x 1.73m) Good sized double bedroom with double glazed window built in wardrobes, radiator, aerial socket, light fitting

### BEDROOM THREE

2' 80" x 2' 50" (2.64m x 1.88m) Double glazed window, radiator, light fitting

### W/C -

Ceiling light point, radiator, WC and wash hand basin.

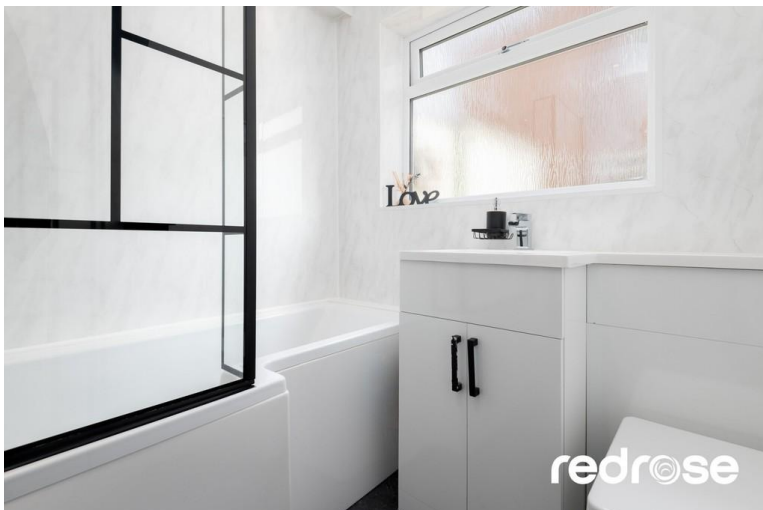
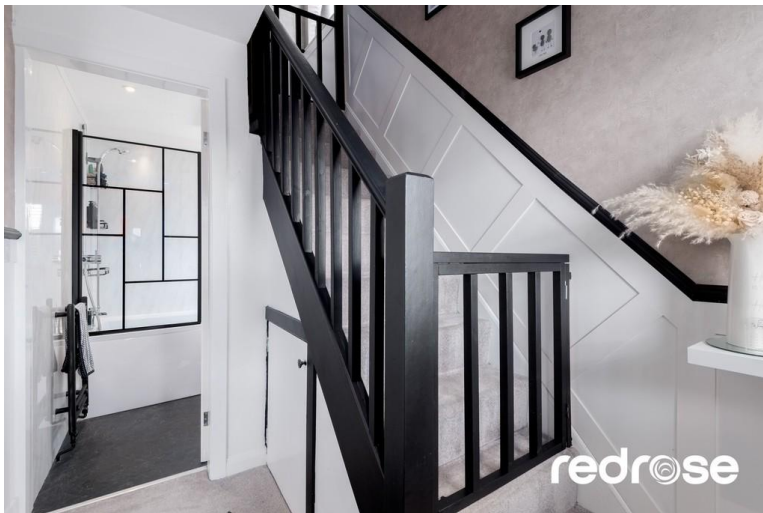
### GARAGE

Perfect storage area with power and light accessed via door to the side and up and over door to the front.

### REAR GARDEN

6' 06" x 3' 50" (1.98m x 2.18m) Lovely low maintenance west facing rear garden with crushed slate terrace leading to the lawn and detached garage with up and over door.

Do give us a call to arrange a viewing and make this lovely family home yours. Council tax C, EPC, Freehold.

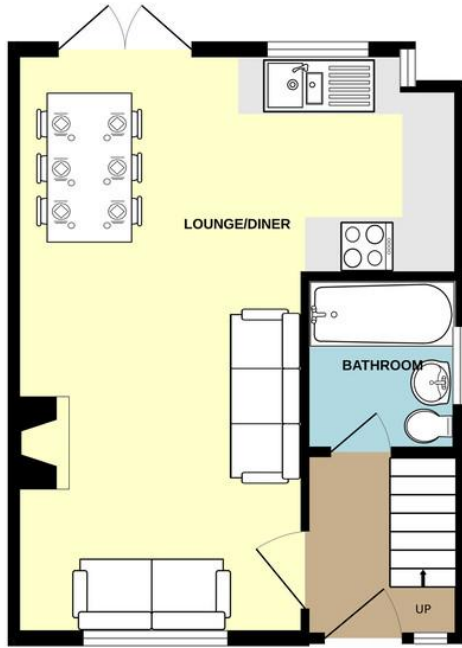




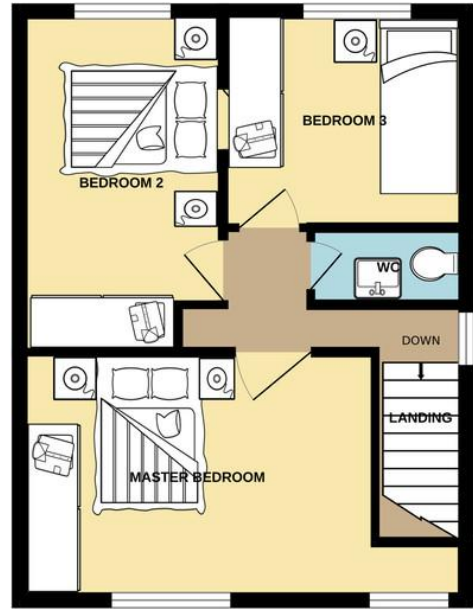
Aerial boundary view for illustrative purposes only



GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



THREE BEDROOM SEMI - DETACHED PROPERTY

TOTAL FLOOR AREA: 715 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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