



**redrose**

**9 Walleys Wood Court**  
Chorley, PR7 2FT

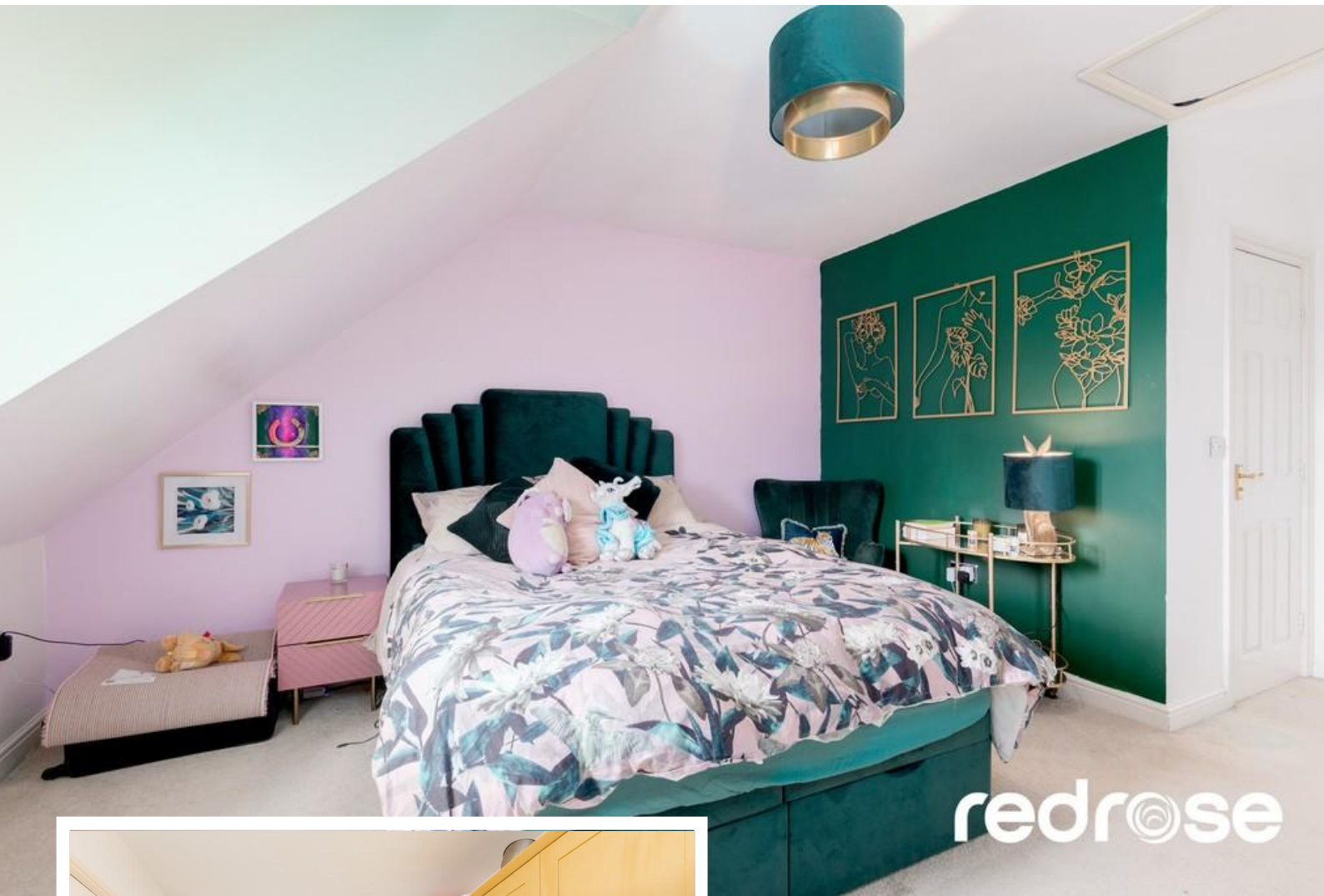
Situated in a quiet cul desac overlooking a green this three storey townhouse is a perfect first step onto the property ladder. With conservatory to the rear and fabulous top floor master suite. Allocated parking to the rear and offered for sale with no onward chain.

**Asking Price Of £210,000**

EPC Rating '78'







## Property Description

### OUTSIDE FRONT

Hedge enclosed front garden with is mainly laid to lawn and paved pathway to the front door.

### ENTRANCE HALLWAY

DoorS into kitchen, downstairs cloakroom, lounge and staircase to the first floor. Karndean flooring, ceiling light point, coved ceiling and radiator.

### CLOAKROOM

Two piece suite comprising; low level flush W.C and handwash basin. Karndean flooring, ceiling light point, radiator and double glazed obscured window to front aspect.

### KITCHEN 11'2" x 7'11"

A range of wall and base units and contrasting worksurfaces and breakfast bar. Four ring gas hob with electric oven and grill and extractor hood over, fridge freezer and space for washing machine. Stainless steel sink half bowl and drainer with mixer taps, radiator, ceiling





light point, tile flooring and tile splashbacks. Double glazed window to front aspect.

#### LOUNGE 15'6" x 14'9"

A large lounge with double glazed french door leading into the conservatory, access to understairs storage. Two radiators, two ceiling light point, coved ceiling and TV and phone point.

#### CONSERVATORY 12'8" x 12'2"

Double glazed conservatory with double glazed french doors leading out onto rear garden. Tile flooring and underfloor heating and ceiling light point.



#### FIRST FLOOR LANDING

Spindled balustrade and doors leading to bedroom two, bedroom three and family bathroom, door to airing cupboard and staircase to the second floor. Two ceiling light points and radiator.

#### BEDROOM TWO 14'9" x 10'3"

A large double bedroom with two double glazed windows looking out over rear garden. A walk in wardrobe with hanging rails and shelving (measuring; 5'4" x 4'8") TV and phone point, radiator and two ceiling light points.

#### BEDROOM THREE 11'6" x 7'7"

A double bedroom with a double glazed window to front elevation, ceiling light point, radiator and TV point.



#### BATHROOM

Modern three piece suite comprising; bath with stainless steel taps, hand wash basin and low level flush W.C. Tile splashbacks, radiator, extractor fan, shaver point, tile effect flooring. Double glazed obscured window to front elevation.

#### SECOND FLOOR

Access to eaves storage, velux window and door into master bedroom ...

#### MASTER BEDROOM

17'4" (max) x 14'8" (max)

A large double master bedroom suite with a double glazed window to front elevation. Built in wardrobe and storage cupboard, ceiling light point, loft hatch, radiator and TV point. Door into master en-suite..

#### EN SUITE

Three piece modern suite comprising; double shower cubicle with glass sliding doors and electric shower, low level flush W.C and hand wash basin. Part tile elevations, radiator, extractor fan, shaver point, ceiling light point and



Aerial boundary view for illustrative purposes only





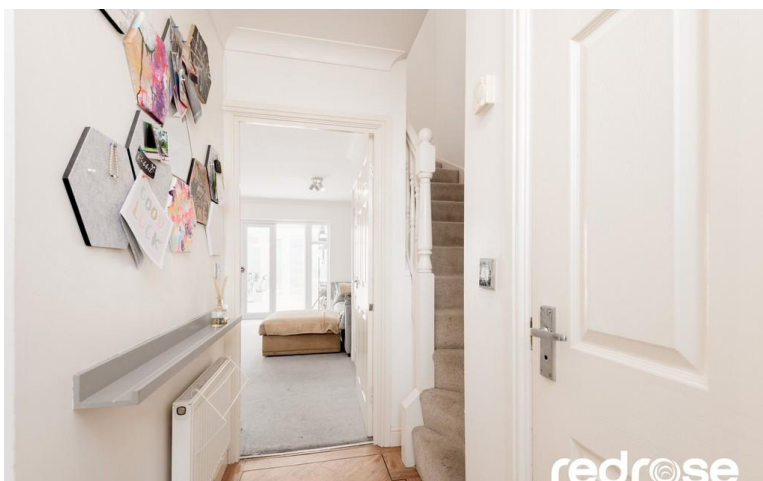
velux window.

#### REAR GARDEN

Two tiered fence enclosed low maintenance with gated access to parking area. Paved area, low maintenance, perfect for outdoor dining.

#### ALLOCATED PARKING

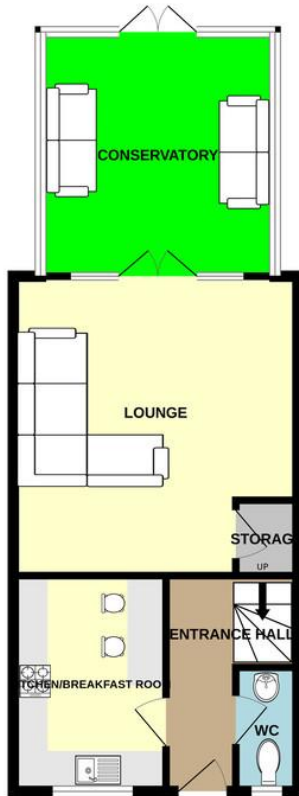
Two allocated parking spaces to the rear.







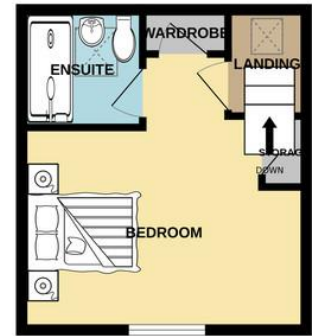
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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