



**redrose**

**20 Hazel Close**

Clayton-le-Woods, Chorley, PR6 7FL

**Asking Price Of £315,000**

EPC Rating '75'

Immaculately presented, three bedroom detached family home, stunning throughout and beautifully upgraded and maintained by the current owners. With three great size bedrooms, including a fabulous master with fitted wardrobes and en suite. Conservatory with solid roof for all year around use to the rear and beautifully maintained garden. the property has an extended driveway to provide off road parking for 3 vehicles and integrated garage.





## Property Description

### OUTSIDE FRONT

Driveway with parking for three vehicles, access to the garage and pathway to front door.

### HALLWAY

Composite front door into hallway with ceiling light point, radiator, door to lounge and stairs to first floor. High quality wood flooring.

### LOUNGE

9' 4" x 23' 7" (2.86m x 7.21m) Measurements for the lounge and dining area together. Double glazed bay window to front and further double glazed window to the side, media wall, ceiling light point, radiator and high quality wood flooring throughout. Opening leading to the dining area.

### DINING AREA

Leading front the lounge and flowing through to the conservatory with ceiling light point and radiator.





#### KITCHEN

11' 4" x 8' 7" (3.46m x 2.64m) Lovely kitchen with a range of wall and base units in cream, space for fridge/freezer, single oven and 4 ring gas hob. Sink and drainer, ceiling light point, radiator, high quality wood flooring and double glazed window to the rear. Opening leading to utility.

#### UTILITY ROOM

7' 4" x 5' 2" (2.24m x 1.60m) Space and plumbing for washing machine and tumble dryer, wall and base units in cream, ceiling light point and door to cloakroom.

#### CLOAKROOM

3' 8" x 5' 2" (1.13m x 1.60m) Two piece suite with low level WC and wash hand basin. Ceiling light point and radiator.

#### CONSERVATORY

The current vendors have upgraded the room with a solid roof for better insulation and an all year round use and opened it up into the dining area giving a real sense of space. High quality wood flooring and patio doors to garden. Ceiling light point and wall mounted heater.

#### FIRST FLOOR

Stairs leading from ground floor with doors leading to all rooms. ceiling light point and double width storage cupboard.



#### MASTER BEDROOM

8' 0" x 10' 11" (2.46m x 3.34m) Fabulous master bedroom with double glazed bay window to front. Fitted wardrobes into alcove and further fitted wardrobes to dressing area. Ceiling light point and radiator. Dressing area leads to en-suite bathroom.

#### EN-SUITE

4' 11" x 6' 3" (1.51m x 1.93m) Three piece en-suite with enclosed shower cubicle, low level WC and wash hand basin. Double glazed window to rear, heated towel rail, vinyl flooring, ceiling light point and door to bedroom.



#### BEDROOM TWO

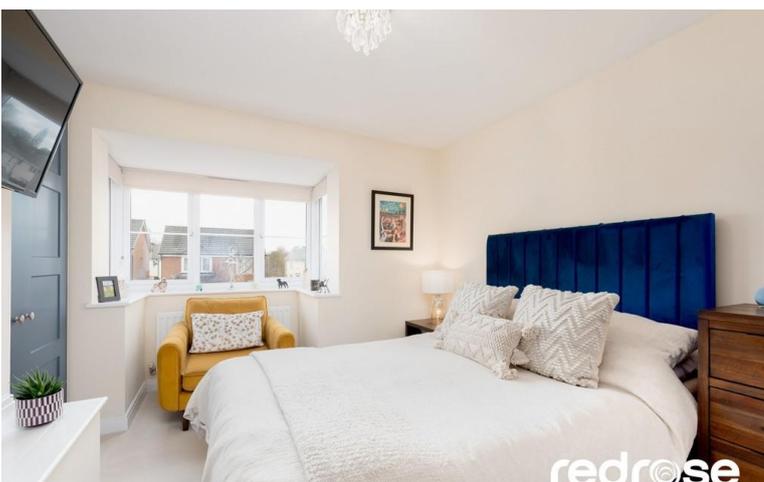
9' 4" x 11' 8" (2.86m x 3.57m) Good size double bedroom with double glazed window to front, ceiling light point and radiator.

#### BEDROOM THREE

8' 11" x 12' 0" (2.72m x 3.66m) Double glazed window to rear, fitted wardrobes, ceiling light point and radiator.

#### FAMILY SHOWER ROOM

6' 6" x 7' 3" (2.0m x 2.21m) Newly fitted contemporary shower room with low level WC, wash hand basin and double walk in shower with glass screen, double glazed





window to rear, heated towel rail and ceiling light point.

#### GARDEN

Beautifully maintained and low maintenance rear garden laid mainly to lawn with raised beds and established borders. Patio area, fenced to all sides with side gate access to the front.

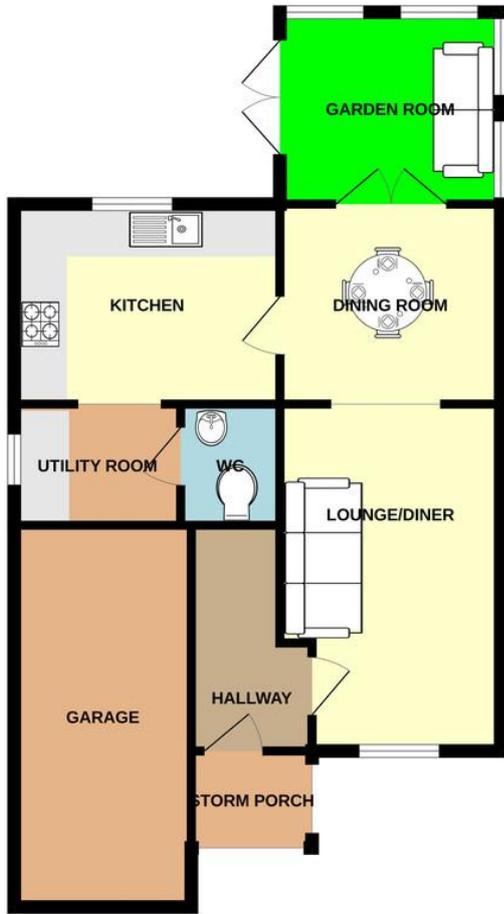




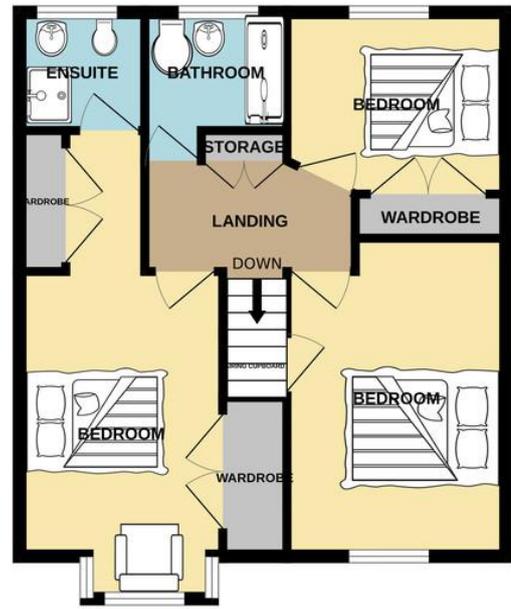
Aerial boundary view for illustrative purposes only



GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 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 and 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