



redrose

597 Preston Road

Clayton-le-woods, Chorley, PR6 7EB

AN IMPRESSIVE, FOUR BEDROOMED DETACHED HOME WITH GARAGE AND PARKING!
Situating in the most enviable area of Clayton-Le-Woods, within easy reach of popular schools, amenities and network links to Blackburn and Chorley, stands this superb, four bedroomed, modern family home. With an outstanding, open plan dining kitchen, private gardens to the front and rear and off road parking, the property would ideally suit a young family looking to up size!

£299,000

EPC Rating 'TBC'





Property Description

A welcoming entrance hallway, housing a staircase to the first floor and doors leading to a WC, spacious reception room with french doors to the rear and a beautiful dining kitchen- perfect for families and entertaining. The kitchen features an island unit for dining and a number of high quality appliances. To the first floor, you will find, a neutrally finished, three piece bathroom suite and four good sized bedrooms, the largest of which being the master and benefiting from an en suite shower room.

Externally, the property boasts a spacious, laid to lawn enclosed garden with Indian flagged and decked patio areas and service access to a single garage. The garage is accessed via the cul de sac to the rear and provides parking in front. To the front of the property, you will find a gated garden which is accessed via Preston Road. Viewings can be arranged by calling our Chorley team today!



HALLWAY

8' 0" x 5' 1" (2.46m x 1.55m) Entrance - UPVC double glazed door to hall.

Hall - UPVC double glazed window, coving, smoke alarm, wood effect herringbone flooring, stairs to first floor, doors to WC, dining/kitchen and reception room one.

WC/ CLOAK

4' 3" x 4' 0" (1.32m x 1.24m) Wc - UPVC double glazed frosted window, central heating radiator, twin flush WC, pedestal wash basin.

LOUNGE

21' 7" x 11' 8" (6.58m x 3.58m) Lounge - UPVC double glazed window and french doors to rear, two central heating radiators, coving, television point, door to kitchen/diner.

KITCHEN/DINER

21' 7" x 9' 1" (6.60m x 2.77m) Kitchen / Diner - UPVC double glazed window to front and rear, UPVC double glazed door to rear, central heating radiator, coving, wood grain effect wall and base units, wood effect surfaces, tiled splashbacks, stainless steel one and a half bowl sink, drainer and mixer taps, plumbing for washing machine and dishwasher, electric oven, four ring gas hob, extractor hob, integrated fridge freezer, island unit, tile effect flooring, spotlights, understairs storage.



FIRST FLOOR

LANDING

10' 0" x 9' 1" (3.05m x 2.77m) Loft access, central heating radiator, doors to bathroom and four bedrooms.

BEDROOM ONE

11' 10" x 9' 10" (3.63m x 3.00m) Bedroom One - UPVC double glazed window, central heating radiator, fitted mirrored sliding wardrobes, door to en-suite.



EN-SUITE

11' 10" x 9' 10" (3.63m x 3.00m) En-Suite - UPVC double glazed frosted window, three piece suite comprising of a double shower enclosure with direct feed shower head, pedestal wash basin, twin flush WC, part tiled elevations, extractor fan, wood effect floor.

BEDROOM TWO

11' 6" x 9' 6" (3.51m x 2.90m) Bedroom Two - UPVC double glazed window, central heating radiator.





BEDROOM THREE

9' 10" x 8' 2" (3.02m x 2.49m) Bedroom Three - UPVC double glazed window, central heating radiator.

BEDROOM FOUR

10' 4" x 9' 3" (3.15m x 2.82m) Bedroom Four - UPVC double glazed window, central heating radiator, television point.

BATHROOM

6' 9" x 6' 9" (2.08m x 2.06m) Bathroom - UPVC double glazed frosted window, three piece suite comprising of panel bath with rinse head, pedestal wash basin, twin flush WC, part tiled elevations, wood effect floor.

EXTERNAL

External - Gated garden with laid to lawn.

REAR EXTERNAL

Rear - Laid to lawn garden with a decked elevated patio area, Indian stoned patio area, single garage, parking.

GARAGE

20' 0" x 10' 5" (6.10m x 3.20m) Garage - Manual door, light, power, storage.

