



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Modern Detached Property
- Quiet Cul-De-Sac Location
- Walking Distance to Town Centre
- Well Presented Accommodation
- Three Bedrooms
- Gardens & Sizeable Driveway

LAVENDER  
GROVE, CHORLEY

£215,000





Lavender Grove, Chorley





Lavender Grove, Chorley



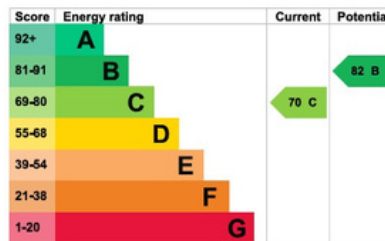
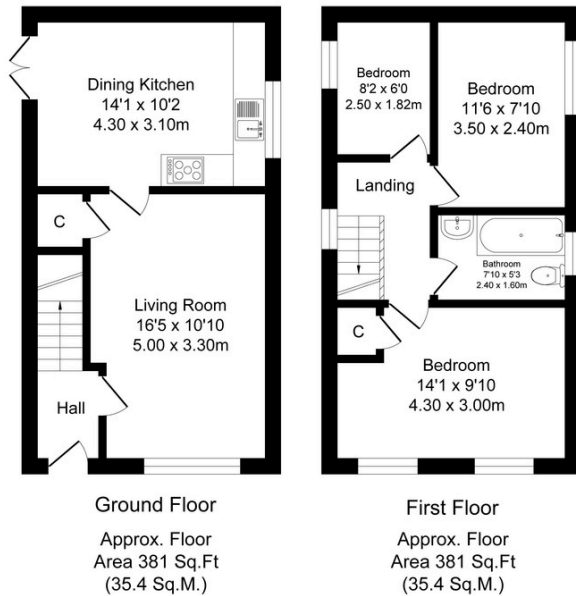


Lavender Grove, Chorley



## Total Approx. Floor Area 762 Sq.ft. (70.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



If convenience of location is high on one's list of must-have requirements in their property search, then this superb three bed modern detached home will no doubt appeal, being situated within a short walk of the bustling town centre of Chorley, with its diverse range of high street and independent shops, eclectic bars and eateries and popular market. Tucked away within this quiet little cul-de-sac and enjoying a good-sized corner plot, the location is ideal for those looking for a safe environment for their young family, particularly given the close proximity to excellent schooling at all levels, whilst the older generations will benefit from superb transport links via rail from Chorley train station, or via road, with the M61 swiftly accessible at junction eight, ensuring a prompt commute to a host of surrounding commercial centres, such as Preston, Bolton and Manchester. At the end of a busy day, one can enjoy those long summer evenings savouring a relaxing stroll with the dogs around a number of local beauty spots, including Astley Park and Yarrow Valley Country Park.

We are confident that this well presented home will appeal to a broad range of buyers, whether it be those looking to take their first excited leap onto the housing ladder, perhaps with thoughts of starting a family, or indeed those whose youngsters have flown the nest and are looking to down-size into something more manageable. One enters the accommodation via the welcoming entrance hallway with its staircase to the first floor and immediately remarks on the warm and inviting ambience, a feeling which only intensifies as one proceeds through into the generously proportioned 16' lounge, complete with its quality solid Oak flooring, where it is easy to imagine those cosy evenings relaxing with a film and a takeaway. A noticeable abundance of natural light is prevalent throughout and this is particularly visible in the adjoining 14' kitchen/diner, which enjoys a bright dual aspect, as well as a sociable open plan layout which is ideal when one is entertaining friends for dinner, perhaps stepping out of the uPVC double glazed French doors for an after-dinner glass of something sparkling in those warm summer evenings. The kitchen is fitted with a range of base units in white with contrasting laminated work surfaces in grey, whilst there is space for all of one's essential free-standing appliances.

Up on the first floor, the landing provides access to the three bright and appealing bedrooms – two doubles and a single, as well as the family bathroom, which is fully tiled and fitted with a three-piece suite in white, comprising of WC, pedestal wash hand basin and panelled bath with overhead shower attachment.

Additional highlights include the recent installation of a new gas combination boiler.

Externally, our clients have elected for an open frontage to facilitate additional parking, however more privacy could easily be created with the erection of a fence to create a more discrete enclosed garden, whilst still retaining off-road parking facilities on the block-paved driveway. The garden areas can be found to both sides of the property and are beautifully maintained, being mainly laid to lawn and with shingled and planted areas to the perimeter, as well as newly installed fencing.

We would highly recommend an internal inspection of this lovely home.

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