



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Two Bed Semi-Detached Bungalow
- Popular & Convenient Location
- Immaculately Presented Throughout
- Generously Proportioned 18' Lounge
- 16' Open Plan Kitchen/Dining Room
- Good-Sized Gardens & Detached Garage
- Available with No Onward Chain

COLLINGWOOD
ROAD, CHORLEY

O/O £210,000



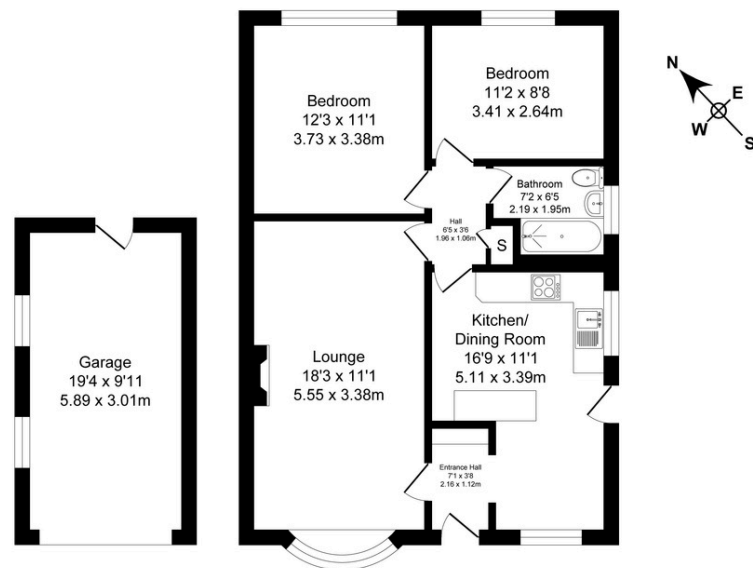
Collingwood Road, Chorley



Collingwood Road, Chorley

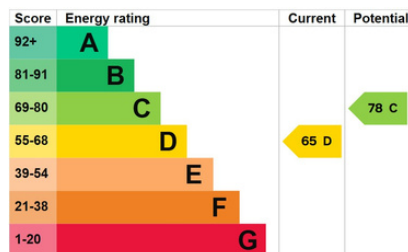
Total Approx. Floor Area 946 Sq.ft. (87.8 Sq.M.)

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.



Garage
Approx. Floor Area 191 Sq.Ft (17.7 Sq.M.)

Ground Floor
Approx. Floor Area 755 Sq.Ft (70.1 Sq.M.)



True bungalows are so often in strong demand due to their limited supply, and never more so than when in good order. Therefore, we would anticipate strong interest in this delightful example, which is presented to an immaculate standard throughout and offered with the additional benefit of no onward chain, leaving a new owner with the simplest of tasks - the moving in of their belongings.

If convenience of location is high on one's list of must-have requirements, then this home will score very highly indeed, being situated in a consistently popular and well regarded setting which is within walking distance of the bustling town centre of Chorley, with its diverse range of high street and independent shops, eclectic bars and eateries, not to mention its popular market. The property also benefits from superb public transport links via the bus and rail interchange, as well as via road, with the M61 accessible in mere minutes at junction eight, ensuring a prompt commute for those who require it 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.

Internally, the property boasts a well laid-out and spacious floor plan which enjoys a pleasing flow of living spaces; entering via the entrance hallway, before proceeding through into the generously proportioned 18' lounge. This comfortable space enjoys an enviable warm and inviting atmosphere which is perfectly conducive to a night of relaxation, whilst there is a noticeable abundance of natural light provided by the feature bay window.

The 16' kitchen with its designated dining area is similarly bright, thanks to the dual aspect windows and is fitted with a range of two-tone wall and base units with complementary laminated wooden work surfaces. The integrated double electric oven has just been replaced and there is also a built-in gas hob with overhead extractor hood, as well as plenty of space for all of one's other essential free-standing appliances.

The two double bedrooms are both located to the rear of the property, therefore benefitting from a lovely aspect over the rear garden, with the accommodation completed by the 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 electric shower unit.

Externally, off-road parking facilities are provided for a number of vehicles on the lengthy paved driveway, which leads to the detached single garage. The good-sized gardens are mainly laid to lawn, with the front having been recently re-seeded and the rear being particularly generous in terms of proportions and pleasingly not overlooked. One can enjoy this privacy from the paved patio, an ideal space in which to site a rattan sofa or dining set for those warm summer evenings or lazy weekends.

We would highly recommend an early inspection of this delightful home.



REDPATH LEACH

ESTATE AGENTS

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



@redpathleach



@redpathleach



enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



17-19 Chorley New Road, Bolton, BL1 4QR