

GUILDHALL

SALES & LETTINGS



39 Dukes Park Drive

, Chorley, PR7 3FA

Offers Over £170,000



Guildhall Sales and Lettings are proud to present this two bedroomed, semi-detached property to the market. Situated within the well sought after area of Chorley, within close proximity to local amenities, commuter links and schools. Boasting contemporary features throughout and deceptively spacious accommodation, this property is well suited for small families or first time buyers and is not to be missed!

Internally comprising briefly: Entrance through to the entrance hallway housing the staircase to the first floor, open access to the contemporary fitted kitchen and doors to the ground floor WC and the lounge. The lounge houses French Doors to the rear garden along with access to under stairs storage. To the first floor are two spacious bedrooms with fitted wardrobes and a three piece family bathroom suite.

Externally to the rear of the property is a laid to lawn garden with a paved patio and decked seating area. To the front is a driveway providing off road parking.

Viewings are essential, to arrange a viewing or for any further information, please call the team on 01772 769999. To preview properties coming to the market with Guildhall please follow our social media Facebook : Guildhall Sales & Lettings and Instagram @guildhall_ea



Ground Floor

Entrance Hall 9'11 x 3'0 (3.02m x 0.91m)

Composite double glazed frosted front door, central heating radiator, wood effect laminate flooring, doors leading to WC, reception room, open access to kitchen and stairs to first floor.

WC 6'1 x 3'4 (1.85m x 1.02m)

UPVC double glazed frosted window, central heating radiator, extractor fan, dual flush WC, pedestal wash basin with mixer tap, part tiled elevations and wood effect laminate flooring.

Kitchen 9'11 x 6'0 (3.02m x 1.83m)

UPVC double glazed window, smoke detector, spotlights, range of wall and base units with laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, integrated fridge freezer, plumbing for washing machine and wood effect laminate flooring.

Reception Room 15'11 x 13'0 (4.85m x 3.96m)

UPVC double glazed frosted window, two central heating radiators, smoke detector, television point, understairs storage and UPVC double glazed French doors to rear.

First Floor

Landing 6'9 x 6'8 (2.06m x 2.03m)

Loft access, smoke detector, doors leading to two bedrooms and family bathroom.

Bedroom One 13'0 x 9'9 (3.96m x 2.97m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two 13'0 x 9'2 (3.96m x 2.79m)

UPVC double glazed window, central heating radiator, fitted wardrobe and boiler cupboard.

Bathroom 6'8 x 5'11 (2.03m x 1.80m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap and overhead direct feed shower, part tiled elevations and wood effect laminate flooring.

External

Rear

Enclosed garden with paved patio, laid to lawn, decking, stone chippings and timber shed.

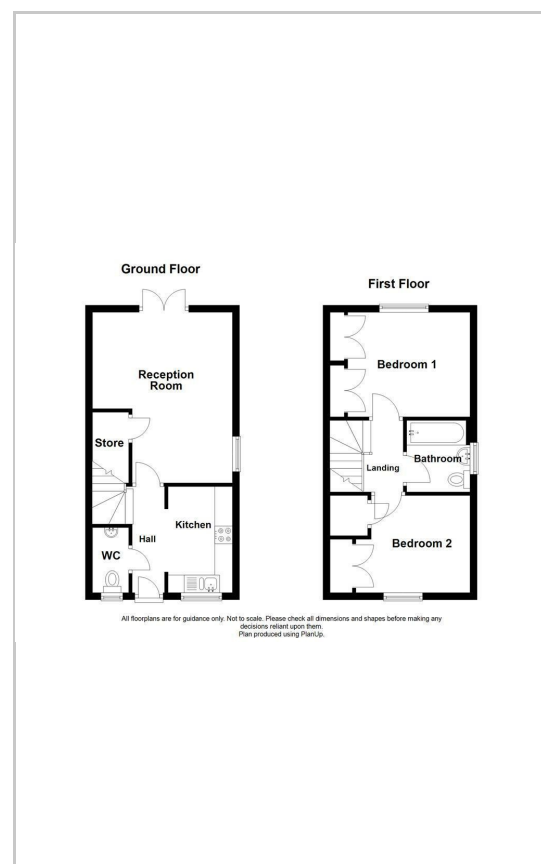
Front

Paving, stone chippings and off road parking.

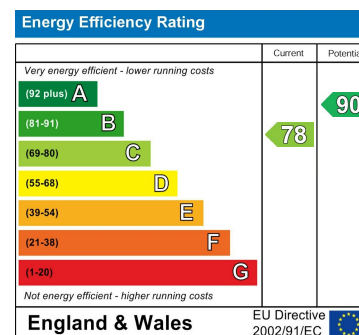
Area Map



Floor Plans



Energy Efficiency Graph



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