

# GUILDHALL

SALES & LETTINGS



## 26 Pennine Road

, Chorley, PR6 0AW

Offers Over £200,000



Nestled in the charming Pennine Road of Chorley, this immaculate semi-detached family home is a true gem waiting to be discovered. Built in 1986, this property boasts a modern fitted kitchen that seamlessly flows into the open plan living area.

With spacious interiors spanning 775 sq ft, this delightful home features two cosy bedrooms, perfect for a small family or those looking for a guest room or home office. Whilst originally constructed as a three-bedroom home and later converted into a two-bedroom, this home can easily be restored to its original layout, making it perfect for a growing family. The low maintenance rear garden is a tranquil retreat, complete with a workshop and storage space, offering ample room for hobbies or storing outdoor essentials.

With the added benefit of an extended driveway that provides ample space for a caravan, this property is also equipped with a vehicle charging point, ideal for those with electric vehicles. The home also features 5-meter bi-fold doors, which are the perfect addition for creating a seamless indoor-outdoor living experience, particularly during the summer months.



## Ground Floor

### Entrance Porch 6'1 x 3'11 (1.85m x 1.19m )

UPVC double glazed frosted front door and window, central heating radiator, tiled flooring and door to reception room.

### Reception Room 15'1 x 15'1 (4.60m x 4.60m)

UPVC double glazed window, central heating radiator, picture rail, wood effect laminate flooring, open access to kitchen/living area and stairs to first floor.

### Open Plan Kitchen/Living Area 20'7 x 19'0 (6.27m x 5.79m)

UPVC double glazed skylight windows, upright central heating radiator, range of wall and base units with quartz worktops, composite bowl and a half sink and drainer with spring mixer tap, five burner induction hob and extractor hood, integrated high rise oven and microwave, space for American-style fridge freezer, integrated dishwasher and washing machine, spotlights, television point, tiled flooring and UPVC double glazed bi-folding doors to rear.

## First Floor

### Landing 8'10 x 6'7 (2.69m x 2.01m )

UPVC double glazed window, loft access, smoke detector, doors leading to two bedrooms and family bathroom.

### Bedroom One 15'7 x 11'7 (4.75m x 3.53m)

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

### Bedroom Two 12'8 x 8'11 (3.86m x 2.72m)

UPVC double glazed window, central heating radiator and spotlights.

### Bathroom 7'0 x 6'7 (2.13m x 2.01m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, freestanding bath with mixer tap and rinse head, spotlights tiled elevations and tiled flooring.

## External

### Rear

Enclosed garden with decking, slate chippings, artificial lawn and access to workshop and storage.

### Workshop 15'7 x 9'6 (4.75m x 2.90m)

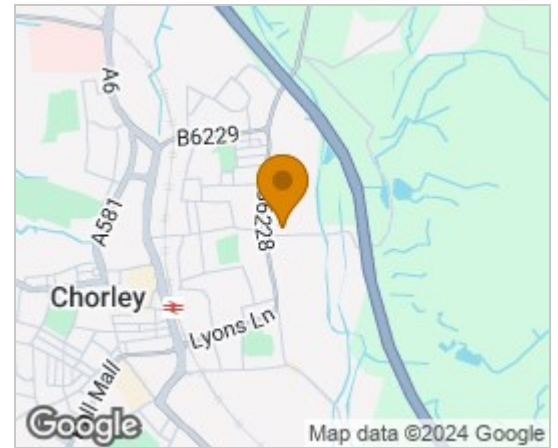
UPVC double glazed frosted door, UPVC double glazed frosted window, power and lighting.

### Storage 9'9 x 6'7 (2.97m x 2.01m )

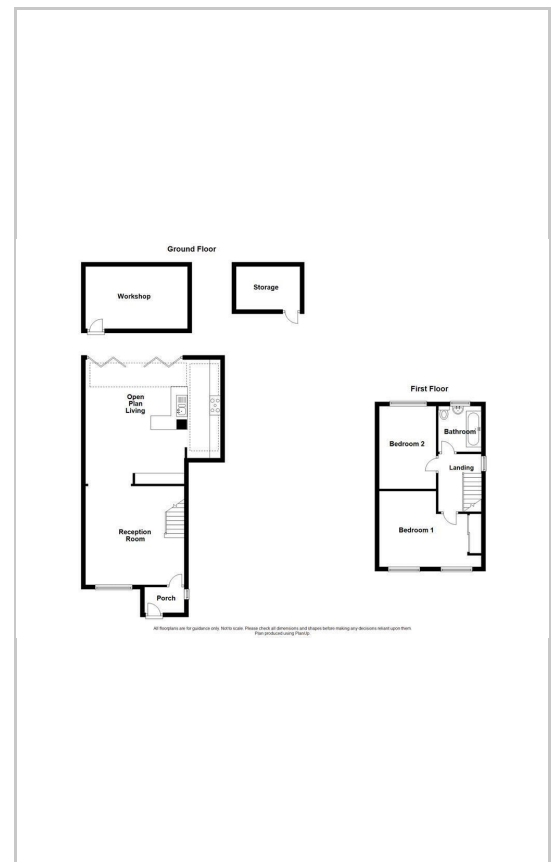
### Front

Laid to lawn, slate chippings, paving and off road parking.

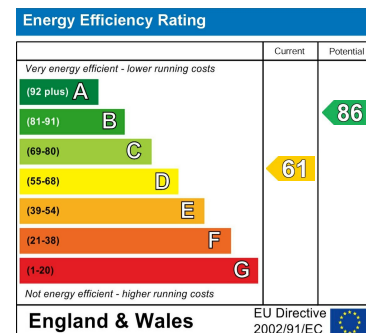
## Area Map



## Floor Plans



## Energy Efficiency Graph



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