

# GUILDHALL

SALES & LETTINGS



## 109 Collingwood Road

, Chorley, PR7 2QE

Offers Over £200,000



### AN ENVIABLE FAMILY HOME

With spacious rooms throughout, neutral decoration and gardens to the front and the rear and added detached garage, this enviable three bedroom semi detached property is being proudly welcomed to the market in the highly regarded location of Chorley. With three generously sized bedrooms, added conservatory and off road parking, this property is the perfect family home for anyone to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Blackburn and Chorley centre.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, bathroom and staircase to the first floor. The reception room provides access on to a kitchen diner which leads through to a conservatory. The first floor comprises of doors on to three generously sized bedrooms. Externally there is a garden to the rear with access to a detached garage. To the front there is a garden with off road parking.

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## Ground Floor

### Entrance

Via a UPVC double glazed front door to hall.

### Hall 7'9 x 5'10 (2.36m x 1.78m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, door to reception room, bathroom and stairs to first floor.

### Bathroom 6'4 x 5'10 (1.93m x 1.78m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite, dual flush WC, wall mounted wash basin with mixer tap, P shaped panel bath with electric feed shower, tiled elevation, spotlights, extractor fan and tiled floor.

### Reception Room 14'7 x 10'3 (4.45m x 3.12m)

UPVC double glazed leaded bay window, central heating radiator, three feature wall lights, electric fan with marble effect hearth and surround, television point, hard wood single glazed double doors to kitchen/dining area and wood effect floor.

### Kitchen / Dining Area 16'7 x 8'4 (5.05m x 2.54m)

UPVC double glazed box window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer, integrated electric oven with four ring electric hob, extractor hood, integrated fridge freezer, plumbed for washing machine, main boiler, wood effect floor and UPVC double glazed sliding door to conservatory.

### Conservatory 9'4 x 9'1 (2.84m x 2.77m)

UPVC double glazed window, central heating radiator, polycarbonate roof, tiled floor and UPVC double glazed door to rear.

## First Floor

### Landing 8'2 x 3'2 (2.49m x 0.97m)

UPVC double glazed frosted window, loft access, smoke alarm and doors to three bedrooms.

### Bedroom One 13'5 x 8'10 (4.09m x 2.69m)

UPVC double glazed window, central heating radiator, ceiling fan and fitted wardrobe.

### Bedroom Two 12'8 x 8' (3.86m x 2.44m)

UPVC double glazed window, central heating radiator and store cupboard.

### Bedroom Three 9'1 x 8'2 (2.77m x 2.49m)

UPVC double glazed window and central heating radiator.

## External

### Rear

Garden to rear with access to a detached garage.

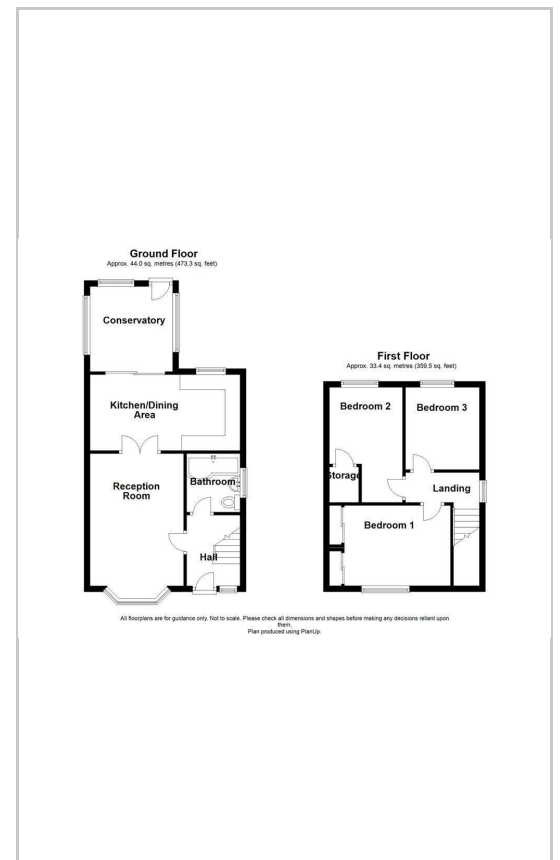
### Front

Garden with off road parking.

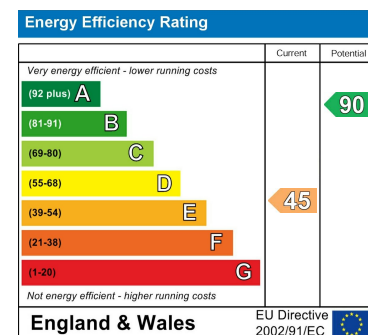
## Area Map



## Floor Plans



## Energy Efficiency Graph



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