

# GUILDHALL

SALES & LETTINGS



## 12 Nightingale Way

, Chorley, PR7 2RS

£165,000



A RECENTLY REFURBISHED DETACHED COACH HOUSE APARTMENT WITH OFF ROAD PARKING AND GARAGE!

Nestled in the heart of a popular area of Chorley and benefitting from being fully refurbished throughout, this stunning two bedroom self contained apartment flows internally with neutral decor and contemporary fixtures and fittings making it perfect to move straight into! Ideally suited for a first time buyer or professional looking for a low maintenance property with good access to local amenities and commuter routes towards Chorley centre, Preston and Wigan.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor and door providing access to an integral garage. To the first floor is a landing with doors leading to two bedrooms, a modern three piece bathroom suite and an open plan living/kitchen with a newly fitted kitchen suite. Externally the property boasts a driveway providing off-road parking for one vehicle leading to the integral garage.

For further information, or to arrange a viewing, please contact the team at your earliest convenience.



## Ground Floor

### Entrance Hallway 4' x 2'11 (1.22m x 0.89m)

Composite double glazed front entrance door, tiled flooring, stairs to the first floor and door to the garage.

### Garage 17'7 x 8'8 (5.36m x 2.64m)

Roller shutter door, plumbing for washing machine and space for dryer.

## First Floor

### Landing

UPVC double glazed window, central heating radiator, loft access, smoke alarm, tiled flooring and doors to two bedrooms, bathroom and open plan living kitchen.

### Bathroom 6'9 x 5'6 (2.06m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, tiled elevations, spotlights, extractor fan and tiled flooring.

### Bedroom One 10'8 x 8'11 (3.25m x 2.72m)

UPVC double glazed window, central heating radiator, television point, over stairs storage, ceiling fan, spotlights and wood effect flooring.

### Bedroom Two 11' x 6'8 (3.35m x 2.03m)

UPVC double glazed window and central heating radiator.

### Open Plan Living Kitchen 17'8 x 14'1 (5.38m x 4.29m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate surfaces, oven with four ring electric hob, extractor hood, composite one and a half bowl sink with drainer and mixer tap, plumbing for dishwasher, enclosed boiler, television point and spotlights.

## External

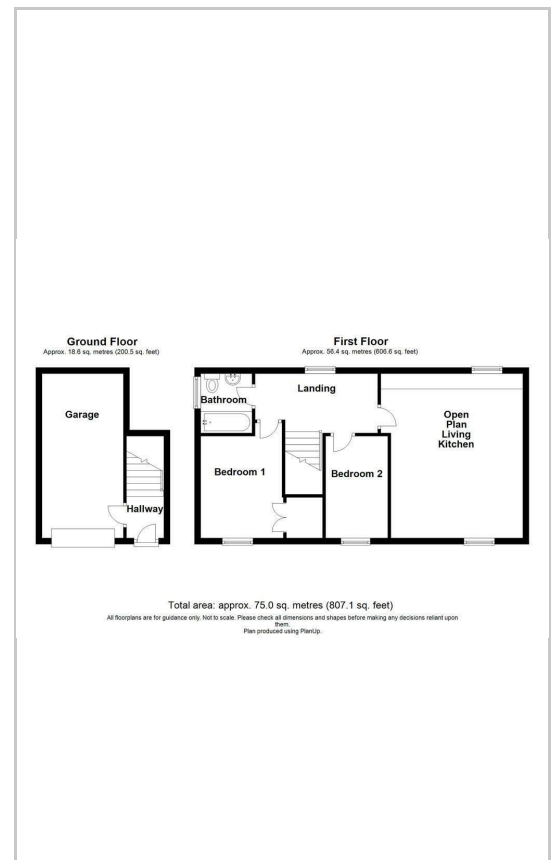
### Front

Driveway providing off road parking for one vehicle leading to the garage.

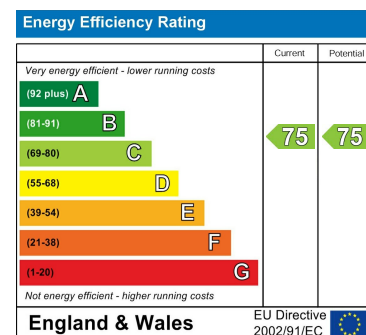
## Area Map



## Floor Plans



## Energy Efficiency Graph



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