

GUILDHALL

SALES & LETTINGS



9 Russell Square West

, Chorley, PR6 0AR

Offers Over £300,000



Guildhall Sales and Lettings are proud to present this charming three-bedroom semi-detached house located in the heart of Chorley, on Russell Square West. This property boasts a spacious open plan kitchen diner with the additional benefit of a utility and a larder providing ample storage space.

The house features three generously sized double bedrooms, one of which includes an ensuite bathroom for added convenience.

One of the highlights of this property is the large enclosed rear garden, providing a private outdoor space for relaxation or entertaining. Imagine enjoying a cup of tea in the garden on a sunny afternoon or hosting a barbecue with loved ones.

For those who rely on public transport, this house is ideally situated near Chorley Bus Station and Chorley Train Station, making it a convenient location for daily commuters.



Ground Floor

Vestibule 12'7 x 2'1 (3.84m x 0.64m)

UPVC double glazed frosted windows, partially tiled walls, tiled floor, door to hall.

Hallway 13'7 x 6'4 (4.14m x 1.93m)

UPVC double glazed frosted window, central heated radiator, fire alarm, laminate floor, door to bedroom 4, door to kitchen, door to under stairs storage, stairs to 1st floor

Reception Room 22'9 x 11'3 (6.93m x 3.43m)

UPVC double glazed windows, central heated radiators, multi fuel burner, hardwood floor, bifold in doors to rear.

Kitchen 18'7 x 15'11 (5.66m x 4.85m)

UPVC double glaze windows, central heated radiator, double ceramic inset sink with 4 way tap, integrated ovens, 5 ring induction hob, extractor hood, mixture of wall and base units with Corian worktop, kitchen island with Corian worktop, spotlights, Velux window, hardwood floor, sliding doors to rear, door to utility, door to larder, opening to reception room.

Utility Room

UPVC double glazed frosted window, extractor fan, combination boiler, laminate worktop, plumbing for washer, space for dryer, hardwood floor, Door to storage room, door to wc.

WC

UPVC double glazed frosted window, central heated radiator. Wc, pedestal washbasin with mixer tap.

Office 9'11 x 9'3 (3.02m x 2.82m)

UPVC double glazed windows, central heated radiator.

First Floor

Landing 14'4 x 6'5 (4.37m x 1.96m)

Bedroom 1 15'11 x 9'4 (4.85m x 2.84m)

upvc double glaze window, central heated radiator, loft access, door to en suite.

En-Suite 9'4 x 4'6 (2.84m x 1.37m)

upvc double glazed frosted window, central heated towel rail, dual flush wc, pedestal wash basin with a mixer tap, double bath with rinse head, extractor fan, partially tiled surrounds, laminate floor.

Bedroom 2 11'10 x 11'4 (3.61m x 3.45m)

upvc double glazed window, central heated radiator, coving.

Bedroom 3 10'7 x 10'2 (3.23m x 3.10m)

upvc double glazed window, central heated radiator, fitted wardrobes.

Bathroom 8 x 6'4 (2.44m x 1.93m)

External

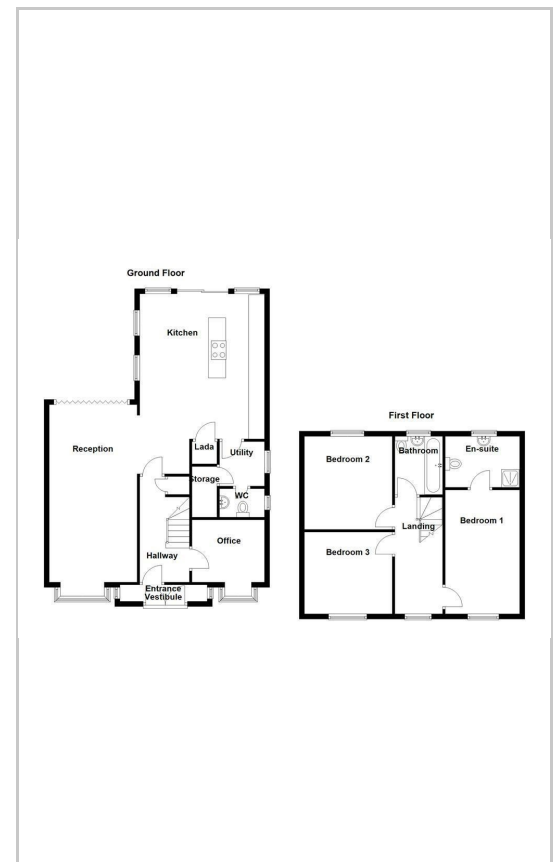
Rear of the property, laid to lawn, bedding areas, patio area, decking area.

Front of the property is gravel area and driveway and electric car charging point.

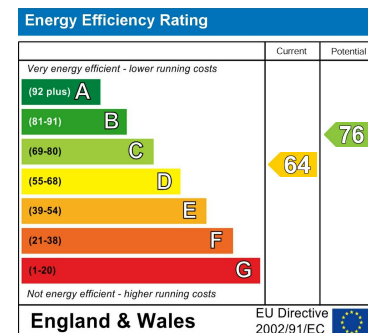
Area Map



Floor Plans



Energy Efficiency Graph



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