



10 Kingfisher Close

, Chorley, PR7 2RB

Offers Over £230,000



AN IMMACULATE THREE BEDROOM DETACHED HOME IN A SOUGHT AFTER AREA

This beautifully presented three bedroom detached property is being proudly welcomed to the market in the highly sought after area of Chorley. Boasting a spacious reception room, modern fitted kitchen with added conservatory giving you ample living space, the main bedroom featuring an en suite and two generously sized bedrooms. With also having a well maintained rear garden and parking, this property would be perfect for a growing family looking for a home to move straight into! Situated within close proximity to local schools, bus routes and shops, as well as only being a short drive to the motorway and to Chorley town centre. A fantastic home truly not to be missed!

The property comprises briefly; entrance into a welcoming hallway that has doors to the downstairs WC, reception room and staircase to the first floor. The reception room leads through to the fitted kitchen that has open access to the conservatory, The conservatory has French doors out to the rear garden. The first floor landing houses doors on to three generously sized bedrooms and a modern three piece bathroom suite. The main bedroom benefits from an en suite shower room. Externally, to the rear of the property is an enclosed laid to lawn garden with flagged patio and stone chippings. The front of the property has a laid to lawn garden



Ground Floor

Entrance Hall 7'10" x 3'8" (2.39m x 1.14m)

Composite front door, central heating radiator, wood effect flooring, doors leading to WC, reception room and stairs to first floor.

WC 4'5" x 2'7" (1.35m x 0.79m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with traditional taps, part tiled elevations and wood effect flooring.

Reception Room 14'2" x 13'8" (4.34m x 4.19m)

UPVC double glazed window, central heating radiator, coving to ceiling, television point and door to kitchen/dining area.

Kitchen/Dining Area 17'1" x 8'2" (5.23m x 2.51m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate worktops, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, stainless steel sink and drainer with mixer tap, space for dishwasher and fridge freezer, plumbing for washing machine, tiled flooring and open access to conservatory.

Conservatory 9'6" x 8'9" (2.90m x 2.67m)

UPVC double glazed windows, spotlights and UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed window, loft access, doors leading to three bedrooms, bathroom and two storage cupboards.

Bedroom One 10'7" x 9'10" (3.23m x 3.02m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite 8'5" x 2'5" (2.59m x 0.76m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower and rinse head, part tiled elevations and wood effect flooring.

Bedroom Two 10'7" x 9'8" (3.25m x 2.95m)

UPVC double glazed window and central heating radiator.

Bedroom Three 8'5" x 7'3" (2.57m x 2.21m)

UPVC double glazed window and central heating radiator.

Bathroom 5'10" x 5'1" (1.80m x 1.55m)

UPVC double glazed frosted window, central heated towel rail dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and overhead rinse head, part tiled elevations and wood effect flooring.

Exterior

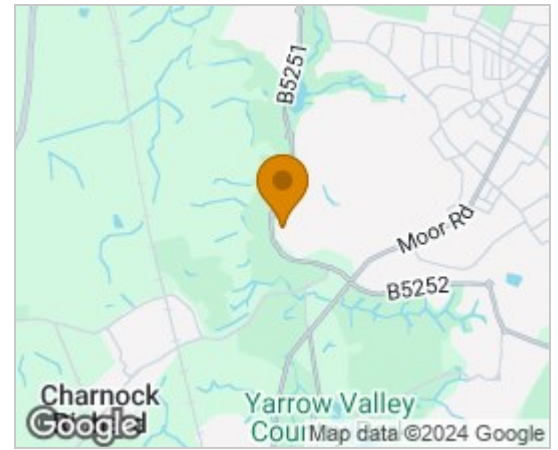
Rear

Enclosed garden with laid to lawn, patio area and stone chippings.

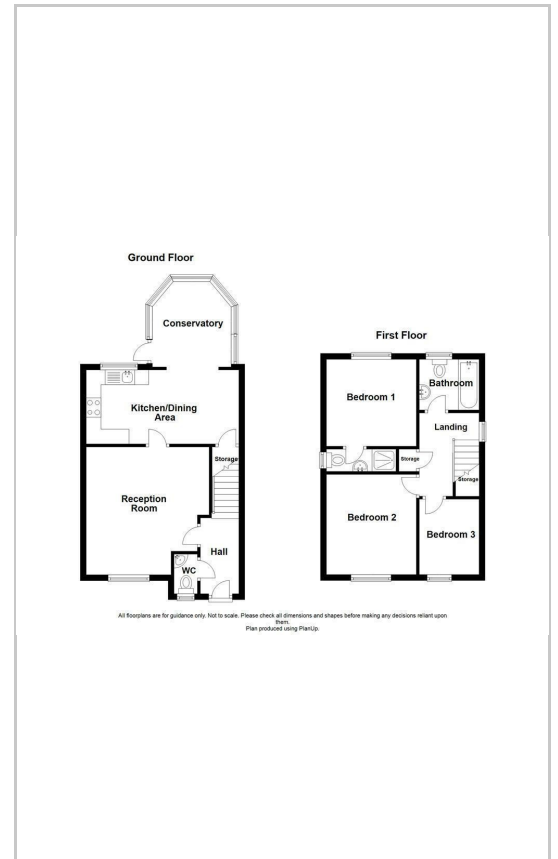
Front

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

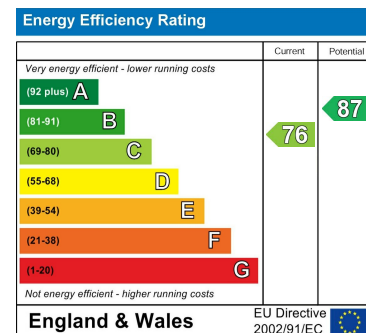
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.