



2 Glenisland Close

, Chorley, PR7 3FX

Asking Price £280,000



STUNNING THREE BEDROOM FAMILY HOME IN CHORLEY

Introducing this exquisite contemporary three bedroom semi-detached residence, nestled in the charming location of Chorley. Impeccably maintained by its current owners, this property exudes elegance and comfort throughout. Featuring three spacious bedrooms one with an en suite, a generous reception, contemporary kitchen, and bathroom.

This home offers a perfect blend of style and functionality. Situated within close proximity to outstanding local schools, and just moments away from the serene settings of Duxbury Woods and Yarrow Valley Park, this home also benefits from excellent connectivity to the M61 and other major motorway networks.



Ground Floor

Hallway 14'6" x 6'11" (4.42m x 2.11m)

Central heating radiator, smoke alarm to ceiling, solid oak doors to kitchen diner, lounge, utility room and ground floor WC. Stairs to the first floor.

Kitchen Diner 14'4" x 9'1" (4.39m x 2.79m)

UPVC double glazed 'L' shape full length window to front elevation, central heating radiator, spotlights to ceiling, tiled flooring and smoke alarm to ceiling. A range of floor and wall based grey gloss units with complementary worktops and tiled splash backs, composite one and a half bowl, sink with drainer and high spout mixer tap, integrated electric Lamona oven with four ring induction hob and extractor hood, space for fridge freezer, integrated dishwasher.

Utility Room 8'11" x 3'2" (2.72m x 0.99m)

Central light point, floor based unit with complementary worktop, wall mounted combination Vaillant boiler, extractor fan, tiled flooring and space for washing machine.

Lounge 15'10" x 10'11" (4.83m x 3.33m)

UPVC double glazed windows rear and side elevations, patio doors to rear, central heating radiator, television point, spotlights to ceiling.

WC 5'6" x 2'11" (1.68m x 0.89m)

A two piece suite comprising of low level twin flush WC, corner wash basin with mixer tap, spotlights to ceiling, extractor fan and tiled flooring.

First Floor

Landing 17'1" x 6'2" (5.21m x 1.88m)

UPVC double glazed window to front elevation, central light point, smoke alarm to ceiling and oak doors leading to two bedrooms, family bathroom and airing cupboard. Stairs to the second floor.

Bedroom Two 13'3" x 9'3" (4.06m x 2.84m)

UPVC double glazed window to rear elevation, central light point, central heating radiator and television point.

Bedroom Three 12'0" x 9'3" (3.68m x 2.84m)

UPVC double glazed window to front elevation, central light point, central heating radiator and television point.

Family Bathroom 8'5" x 6'0" (2.59m x 1.83m)

UPVC double glazed frosted window to rear elevation, spotlights to ceiling, chrome heated towel rail, tiled flooring and extractor fan. A three-piece suite comprising panelled bath with overhead rainfall shower feed and glass screen, pedestal wash basin and low level twin flush WC.

Second Floor

Landing 13'8" x 3'1" (4.19m x 0.94m)

Central light point, smoke alarm to ceiling, storage cupboard and oak door leading to bedroom one.

Bedroom One 16'9" x 12'4" (5.13m x 3.78m)

Velux windows to ceiling, central heating radiator, television point, central light point, loft access and oak door leading to en-suite.

En-suite 11'10" x 3'2" (3.61m x 0.97m)

Velux window to ceiling, chrome heated towel rail, a three-piece suite comprising of glass shower enclosure with overhead rainfall shower feed, pedestal wash basin with mixer tap and low level twin flush WC. Spotlights to ceiling, extractor fan and tiled flooring.

External

Front

Driveway providing off road parking.

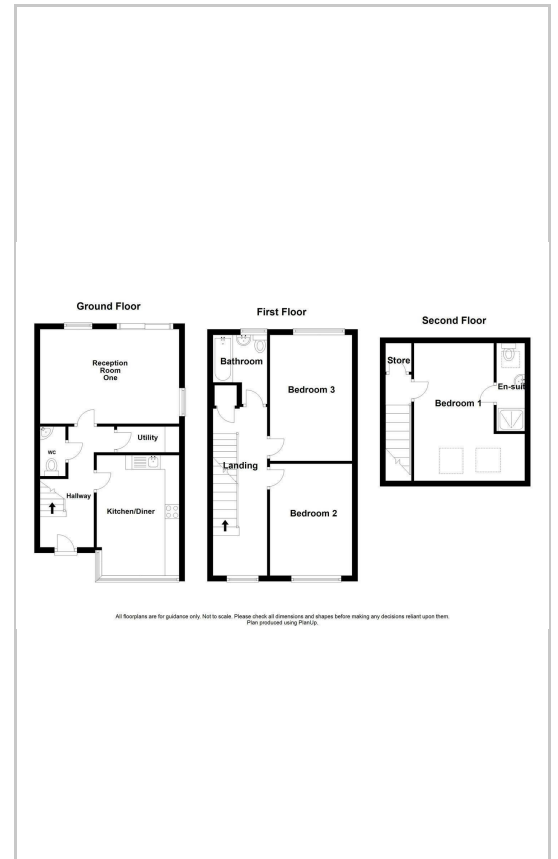
Rear

Laid to lawn garden with patio area.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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