



# JONES POTTS TAYLOR



## 3 Hale Grove

, Chorley, PR7 3SD

Offers in excess of £280,000

JonesPottsTaylor are delighted to present FOR SALE this immaculately presented, three bedroom detached property. Situated in a sought after residential location in Chorley, close to transport and network links, schools, shops, amenities and the green space of Yarrow Valley Country Park. The property briefly comprises of; entrance hallway, downstairs cloakroom / W.C, living room with French doors leading to the rear garden, dining / family room and kitchen. To the first floor are three double bedrooms, master benefiting from an ensuite and fitted wardrobes, and a further three piece family bathroom. Outside to the front is an open garden with driveway and access to an integral garage, whilst to the rear is a large enclosed, low maintenance garden. Viewings are highly recommended to appreciate the prime location and both the living / outside space.

- No Onward Chain
- Sought After Residential Location
- Close To Yarrow Valley Country Park
- Two Reception Rooms
- Three Double Bedrooms
- Integral Garage & Driveway

### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.



3



3



2

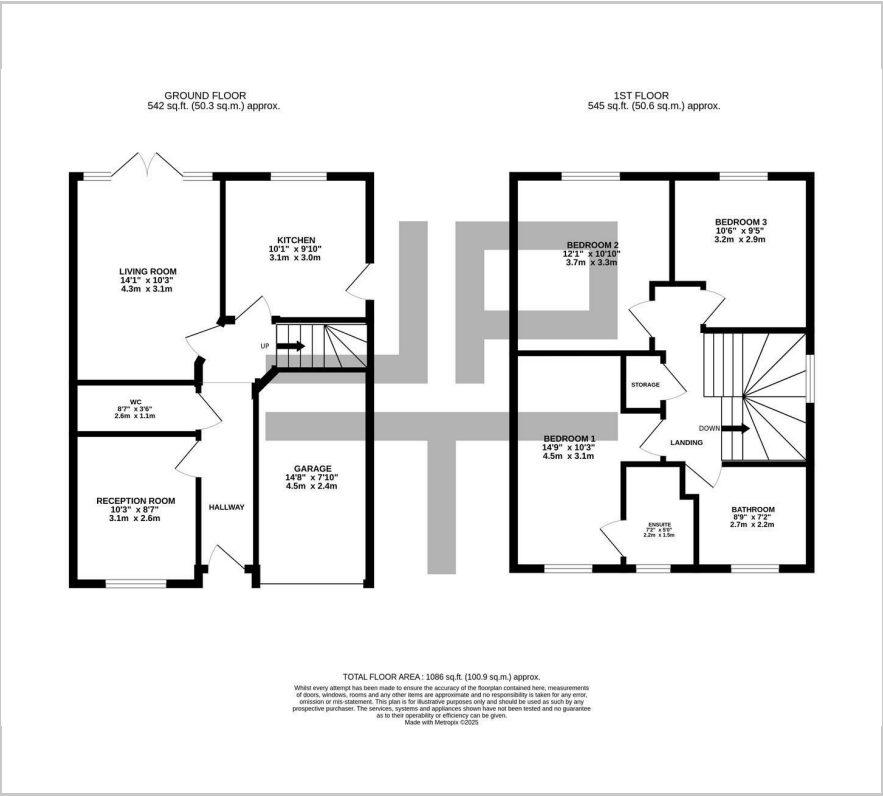


B

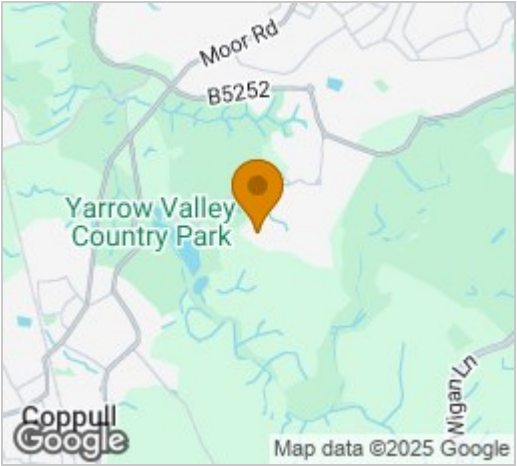




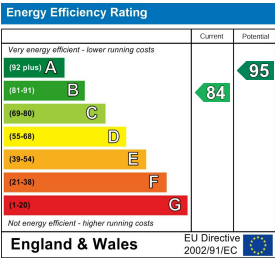
Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.