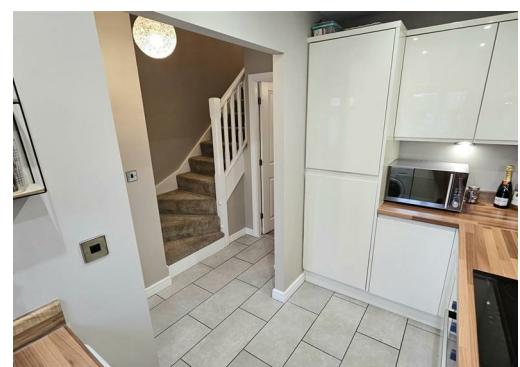
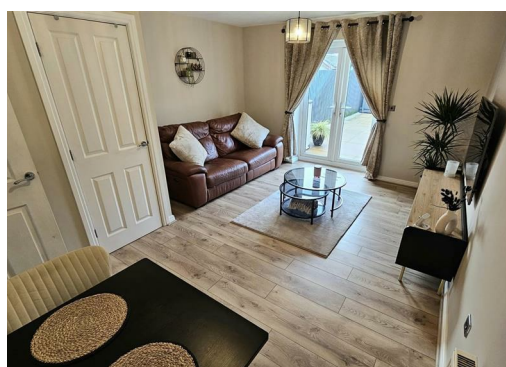
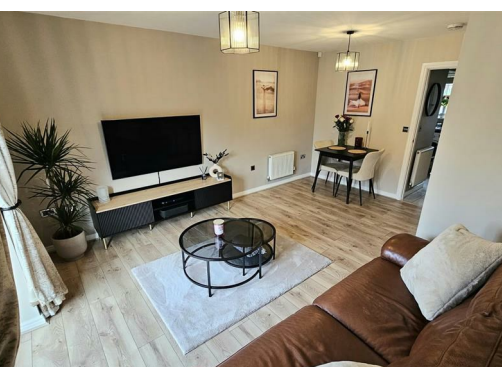




Dukes Park Drive, Chorley, PR7 3FA

£159,995

PRICED TO SELL NOW!!! Modern town house on popular development. Modern kitchen & appliances plus contemporary bathroom & WC. Lounge dining room & 2 double bedrooms. Easy maintenance gardens plus 2 parking spaces. **MUST BE VIEWED!!!**



22 Dukes Park Drive, Chorley, PR7 3FA

We are delighted to offer for sale this modern 2 double bedroom terraced house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools. Constructed in 2015 the property still has the benefit of over a years cover from its new home structural warranty.

The property benefits from PVCu double glazing and Hive controlled gas central heating. There is a modern kitchen with appliances plus a contemporary bathroom and WC. Items of note include French doors to the rear plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with carpets and curtains included as fitted.

To the ground floor is an entrance hall, lounge dining room, kitchen and WC. Off the first floor landing are 2 double bedrooms plus a family bathroom.

The property benefits from easy maintenance gardens with shed and outside tap. There are 2 parking spaces.

Tenure - Leasehold with 991 years remaining
Ground Rent - Non collected
Council Tax - Band B

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted flooring.

Lounge Dining Room 15'7"(max) x 12'6"(max) (4.75m(max) x 3.83m(max))

With carpets and curtains. Access to store. French doors leading to rear garden.

Kitchen 9'10" x 5'8" (3.02m x 1.75m)

Having a comprehensive range of wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With oven, hob, hood and fridge/freezer. Having recessed spot lights, floor tiling and blind.

WC 5'1" x 2'10" (1.57m x 0.88m)

Having white sanitary ware, tiling and floor tiling.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 12'6" x 9'3" (3.83m x 2.82m)

With carpets and curtains.

Bedroom 2 12'6"(max) x 9'3"(max) (3.83m(max) x 2.84m(max))

With carpets and curtains. access to airing cupboard.

Bathroom 6'7" x 5'9" (2.02m x 1.76m)

Having contemporary white sanitary ware with shower and screen to bath, wall and floor tiling, chrome ladder radiator and recessed spot lights.

EXTERNAL

The property benefits from easy maintenance gardens with shed and outside tap. There are 2 parking spaces.

