



95 Harpers Lane, Chorley, PR6 0HR
£199,995

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk



Property Perspective are delighted to be able to present to you this well presented and maintained 3 bedroom semi-detached bungalow, situated in Chorley. Benefiting from deceptively spacious living accommodation, private rear garden and elevated position.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, conservatory, 2 double bedrooms, single bedroom or study and bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the M61 being commutable within 5 minutes.

GROUND FLOOR

Lounge 13'10" x 11'10" (4.22 x 3.63)

High quality wood effect laminate flooring with bay fronted window, blind and fireplace

Kitchen 17'1" x 8'11" (5.21 x 2.74)

Vinyl flooring with access through to the conservatory. A range of fitted kitchen units, worktops and space for free-standing kitchen appliances

Bedroom 11'10" x 11'4" (3.63 x 3.47)

Carpet flooring with window to the front aspect and curtains

Bedroom 9'4" x 11'3" (2.86 x 3.44)

Carpet flooring with patio doors leading to the rear garden and curtains

Bedroom/Study 5'7" x 6'10" (1.71 x 2.10)

High quality wood effect laminate flooring with window to the rear aspect and blind

Bathroom

Tile flooring with 3 piece bathroom suite, separate showering enclosure, heated towel rail and spotlighting

EXTERNAL

Private rear garden enclosed by panel fencing with laid to lawn and patio area off the 2nd bedroom. Elevated approach to property, accessible via steps with off-road parking for 1 vehicle to the front.

FREEHOLD

COUNCIL TAX BAND - B

