



**Lomond Close, Chorley, PR7 6FU**

**£259,995**

**BEAUTIFUL SEMI-DETACHED HOME!!!** We are delighted to be able to present you this lovely 3 bedroom semi-detached house, situated in the popular area of Euxton.





# 11 Lomond Close, Euxton, Chorley, PR7 6FU

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Euxton. Benefiting from spacious living accommodation set over 3 floors, private landscaped rear garden and cul-de-sac plot position.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, study and WC/cloaks. To the first floor 2 bedrooms and family bathroom. Impressive master bedroom and en-suite to the second floor.

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.

Leasehold - 976 years remaining

Ground rent - £195pa

Council tax band - C

## GROUND FLOOR

**Lounge 12'10" x 15'2" (3.92m x 4.64m)**

Carpet flooring with blind

**Kitchen area 12'8" x 10'7" (3.88m x 3.25m)**

High quality wood effect laminate flooring with access to the rear garden, spotlighting and Velux-style windows. A range of fitted kitchen units, worktops and integrated kitchen appliances, including double oven, hob and hood

**Office/Study 11'11" x 5'10" (3.64m x 1.78m)**

High quality wood effect laminate flooring with blind

## WC/cloaks

Tile flooring with 2 piece bathroom suite in white and radiator

## FIRST FLOOR

**Bedroom 10'6" x 10'10" (3.22m x 3.32m)**

Carpet flooring with window to the rear elevation, fitted wardrobes and blind

**Bedroom 12'9" x 10'2" (3.89m x 3.10m)**

Carpet flooring with window to the front elevation and blind

## Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, partially tiled decor, heated towel rail and spotlighting

## SECOND FLOOR

**Bedroom 12'8" x 12'7" (3.88m x 3.84m)**

Carpet flooring with window to the front elevation, walk in wardrobe and wooden shutter blind

## En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, Velux-style window and radiator

## EXTERNAL

Beautifully presented and private landscaped rear garden with artificial lawn. Detached single garage with large tandem driveway, capable of accommodating 2 vehicles.









