



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.





