

**PETER E GILKES & COMPANY**

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**FOR SALE**

**4 COLYTON CLOSE  
CHORLEY  
PR6 0TD**



**Price: £310,000**

- Stylishly appointed, detached family home
- Four bedrooms
- Two reception rooms & conservatory
- Large breakfast kitchen
- Two bathrooms and cloakroom
- Situated in a quiet cul-de-sac

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company has any authority to make or give any representation or warranty whatsoever in relation to this property.



**CHARTERED SURVEYORS**  
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

**Description:** This detached family home is situated in a quiet, yet conveniently located cul-de-sac, close to local amenities including shops, primary schools and medical surgery. The railway station and Chorley town centre are available within just ½ mile and ¾ mile respectively and only a short drive to the motorway and the West Pennine Moors.

The stylishly presented and well proportioned accommodation includes four bedrooms, two reception rooms, large breakfast kitchen, conservatory, two bathrooms, ground floor cloakroom and integral garage. A viewing is a must to appreciate the many appealing qualities this home has to offer.

**Accommodation: Ground Floor**

*(all sizes are approx)*

**Entrance Hall**

Composite front door. Central heating radiator. Store under stairs.

**Cloakroom**

Two-piece suite with close coupled WC and hand basin.

**Lounge** 5.5m x 3.5m (18'1 x 11'4)

Bay window with double-glazing. Feature brick fireplace with solid fuel / wood burning stove. Central heating radiators.

**Dining Room** 3.9m x 2.7m (12'11 x 8'9)

Central heating radiator. Patio door leading through to conservatory.

**Conservatory** 3.3m x 3m max (10'9 x 9'11 max)

PVCu double-glazed windows with full length vertical blinds and door opening onto rear garden.

**Breakfast Kitchen** 4.2m x 2.6m (13'11 x 8'8)

Range of cream 'shaker' wall cupboards, base cupboards and drawers complimented with 'D' handles. 'Wood block' style breakfast bar and worktops with composite 1½ bowl sink and swan neck Monobloc tap. Integrated appliances including stainless steel five burner gas hob, cooker hood, stainless steel oven and grill and microwave combination oven. Tiled upstands and clear splashback. Tiled and laminate flooring. PVCu double-glazed window and stable door to rear garden. Door through to integral garage and utility area.

**First Floor**

**Landing**

Cylinder cupboard. Access via extending ladder to loft space, partially decked and lit by fluorescent lighting.

**Bedroom 1** 4.9m max x 2.7m max (16'1 max x 8'11 max)

Fitted wardrobes. Central heating radiator. PVCu double-glazed window.

**Bedroom 2** 4.1m x 3.2m (13'11 x 10'5)

Central heating radiator. PVCu double-glazed window.

**Bedroom 3** 4.1m x 3.2m max (13'6 x 10'5 max)

Central heating radiator. PVCu double-glazed window.

**Bedroom 4** 2.7m x 1.6m (8'10 x 5'3)

Fitted wardrobe and storage cupboard. Central heating radiator. PVCu double-glazed window.

**Bathroom**

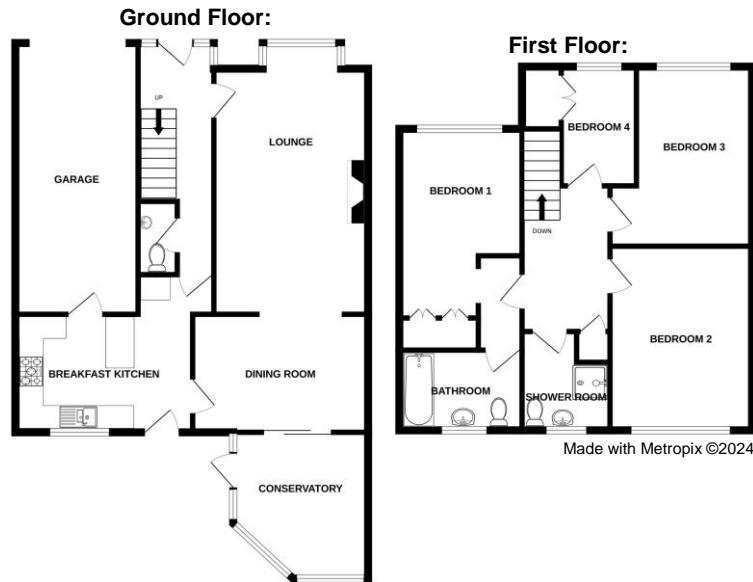
Three-piece suite comprising of bath with electric shower over and shower screen, vanity wash basin and close coupled WC. Tiled walls. Central heating radiator. PVCu double-glazed window.

**Accommodation:** Shower Room

(continued)

Three-piece suite comprising of walk-in shower cubicle with electric shower, WC with concealed cistern and vanity units and drawer, vanity wash basin and cupboards. Mirrored wall unit, cupboards and drawers. Heated towel rail. PVCu double-glazed window.

**Floor Plan:** The floor plan is for illustration purposes only and not to scale.



**Outside:** To the front of the house is a well stocked, tiered garden and driveway leading to the integral, single garage (6m x 2.7m / 20' x 9'). The garage is accessed through an electrically operated up and over sectional door and equipped with light and power, plumbed and vented for white goods and houses the Baxi central heating gas boiler.

A side path leads around to the pleasant rear garden which has been landscaped for easy maintenance featuring golden chippings with paving circle, concrete flagged patio area and raised flowerbed.

**Tenure:** We understand the site is Freehold.

**Energy Rating:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Assessment:** According to the Valuation Office Agency's website, house has been placed in Band D and currently equates to a Council Tax of approximately £2200.

**Services:** Mains gas, electricity and water supplies are laid on and the drains connect into the mains sewer.

**Note:** All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system and any other appliances and fittings where applicable.

**To View:** Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.



**Entrance Hall**



**Lounge**



**Dining Room**



**Conservatory**



**Kitchen - View 1**



**Kitchen - View 2**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bedroom 4**



**Bathroom**



**Shower Room**



**Garage**



**Rear Garden**