

12, Lime Grove, Chorley, PR7 3JA



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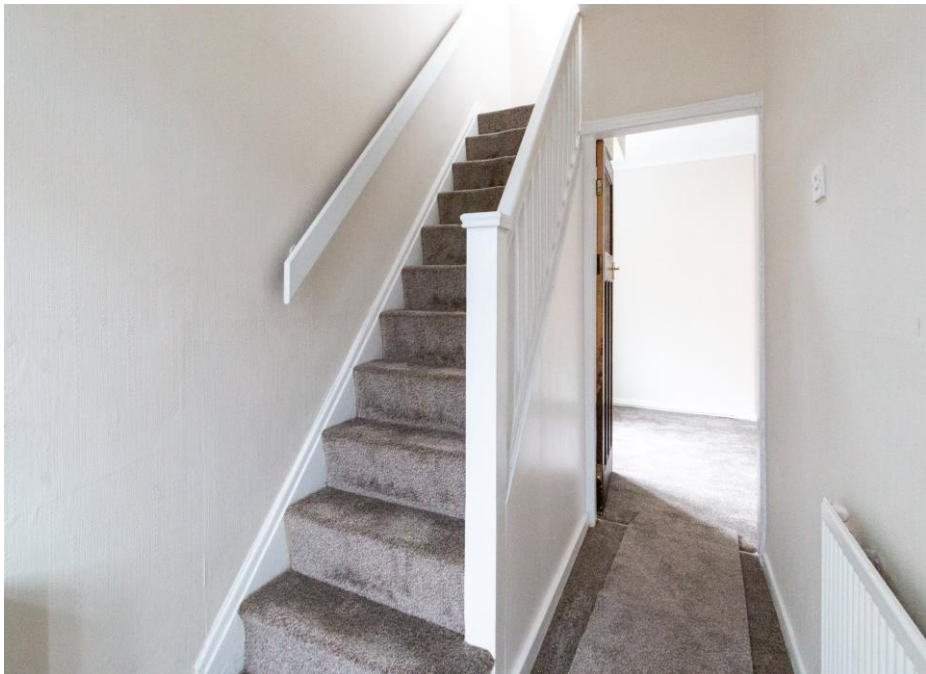
*Impressive three bed semi-detached family home located along a quiet and popular street in Chorley.*



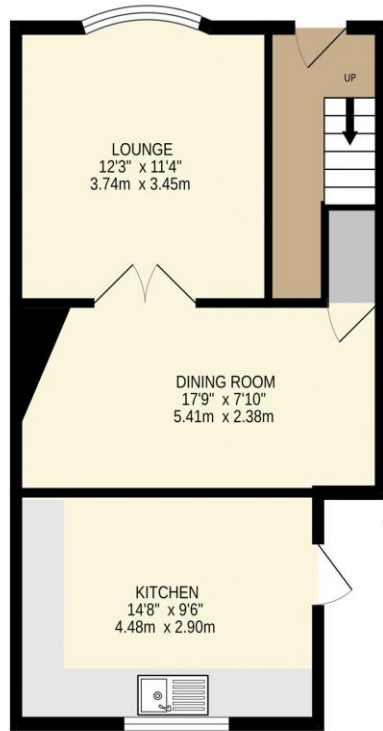
- Outstanding semi-detached family home
- Fitted kitchen with cooker
- Family bathroom / shower over bath
- Close to schools and amenities
- Great sized reception rooms
- Three good sized bedrooms
- Large gardens / driveway / garage
- 1025 SQ. FT.

Now available to Let and located along a quiet, popular road in Chorley is this recently refurbished three bed period semi-detached family home. Lime Grove has been finished to an excellent standard offering spacious and contemporary accommodation set over two floors. The property is situated close to local amenities and Chorley town centre, bus and train station, schools for all ages and is just short drive to several major motorway networks. The accommodation briefly comprises entrance hallway, large formal lounge / sitting room located to the front with feature bay window, centrally located dining room and then a modern fitted kitchen to the rear offering a range of wall, base and drawer units along with cooker. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front with bay window and second double bedroom located to the rear, third good sized single bedroom and then a modern fitted family bathroom comprising of wc, sink unit and bath with shower over. Externally the property has a walled and gated block paved front area and driveway with garage to the rear. The rear gardens are private and enclosed with patio area and lawn. Internal inspection is highly recommended to truly appreciate the deceptive size, great finish and amazing location.

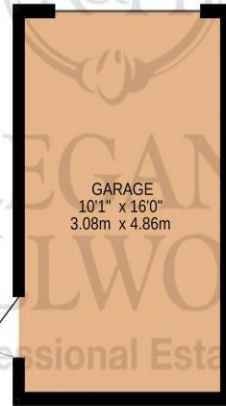
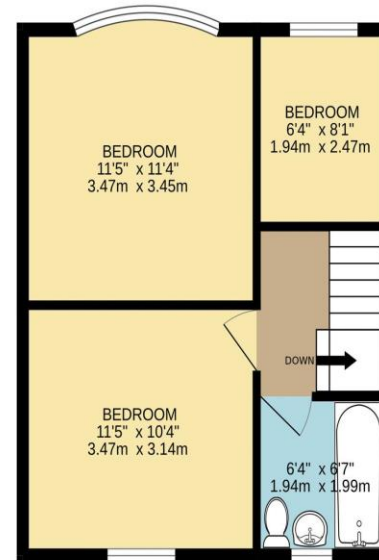




GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.

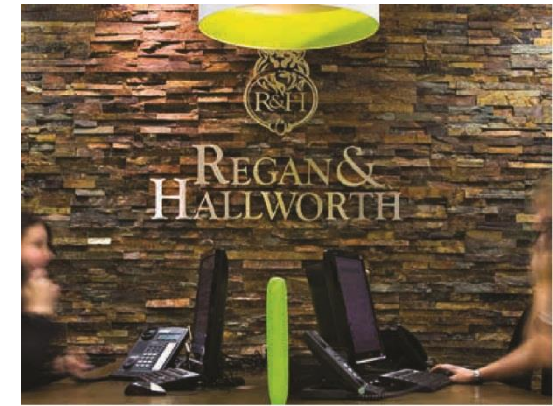


1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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