



Total area: approx. 142.3 sq. metres (1531.9 sq. feet)  
All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Isleworth Drive, Chorley, PR7 2PU

### Offers In Excess Of £300,000

A SUPERB AND SPACIOUS FOUR BEDROOM SEMI-DETACHED FAMILY HOME

Conveniently located in the heart of a popular area of Chorley, this four bedroom, semi-detached family home is being welcomed to the property market. Flowing internally with well-proportioned living accommodation with modern fixtures and fittings and a lovely rear garden. The property is perfectly suited for a growing family looking for easy access to all local amenities, schools and commuter routes along the M6 and M61 networks.

The property comprises briefly, to the ground floor: entrance into a welcoming hallway with stairs leading to the first floor and doors providing access to under stairs storage, two reception rooms and a fitted kitchen/diner. The kitchen/diner provides access to the back hall which has doors leading to a downstairs shower room and the rear garden. To the first floor is a landing with doors leading to four bedrooms and a modern four-piece shower room. Externally the property offers a fully enclosed laid to lawn rear garden with a block paved patio, luscious bedding areas, greenhouse and a timber shed. There is access from the rear garden into the attached garage. The front of the property has a bedding area with gated off-road parking for numerous vehicles leading to the garage. The garage has a utility area to the rear.

For further information, or to arrange a viewing, please contact our Chorley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents



# Isleworth Drive, Chorley, PR7 2PU

## Offers In Excess Of £300,000



- Impressive Semi Detached Property
- Spacious Reception Rooms
- Gated Off Road Parking & Garage
- EPC Rating: D
- Four Bedrooms
- Two Shower Rooms
- Fitted Dining Kitchen
- Enclosed Rear Garden
- Council Tax Band C

### Ground Floor

#### Entrance Hallway

15'1" x 7'10" (4.60m x 2.41m)

Composite double glazed front entrance door, UPVC double glazed window, central heating radiator, coving, Karndean flooring, stairs to the first floor, understairs storage and doors to two reception rooms and kitchen.

#### Reception Room One

12'9" x 11'8" (3.91m x 3.58m)

UPVC double glazed bay window, central heating radiator, living flame gas fire, picture rail, coving, ceiling rose and wood effect flooring.

#### Reception Room Two

18'9" x 11'3" (5.74m x 3.43m)

Central heating radiator, remote controlled log burning effect gas stove, television point, ceiling rose, wood effect flooring and UPVC double glazed sliding door to the rear.

#### Kitchen

16'4" x 8'7" (5.00m x 2.62m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, double oven in a high rise unit, four ring gas hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, integrated dishwasher and fridge, spotlights, tiled flooring and door to the back hall.

#### Back Hall

5'10" x 3'10" (1.78m x 1.17m)

UPVC double glazed window, central heating radiator, Worcester boiler, tiled flooring, door to the shower room and UPVC double glazed door to the rear.

#### Shower Room

5'8" x 5'1" (1.75m x 1.57m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, corner direct feed shower unit, tiled elevations, extractor fan and tiled flooring.

### First Floor

#### Landing

UPVC double glazed stained glass window, loft access and doors to four bedrooms and shower room.

#### Bedroom One

12'9" x 11'8" (3.91m x 3.58m)

UPVC double glazed window, central heating radiator and picture rail.

#### Bedroom Two

12'0" x 11'3" (3.66m x 3.43m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Three

8'7" x 8'7" (2.64m x 2.62m)

Two UPVC double glazed windows, central heating radiator and wood effect flooring.

#### Bedroom Four

7'10" x 7'10" (2.39m x 2.39m)

UPVC double glazed window, central heating radiator, picture rail and wood effect flooring.

#### Shower Room

8'0" x 5'2" (2.46m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, bidet, corner direct feed shower unit, tiled elevations, PVC panelled ceiling, extractor fan and tiled flooring.

#### External

##### Front

Gated block paved driveway providing off road parking.

##### Rear

Laid to lawn garden with paved patio, potting shed and access to the garage.

##### Garage

27'1" x 9'8" (8.26m x 2.95m)

Electric roller shutter door and utility area.



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