



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 PlanItip.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Lower Hill Drive, Heath Charnock, PR6 9JP

£475,000

EXQUISITE DETACHED BUNGALOW SITUATED ON AN IMPRESSIVE PLOT

Welcome to Lower Hill Drive, Heath Charnock, Chorley - positioned on an impressive plot in a desirable cul-de-sac stands this charming and beautifully maintained bungalow. This property boasts two reception rooms, three spacious bedrooms and a four piece bathroom making it the perfect home for entertaining guests or simply relaxing with the family.

One of the standout features of this property is the ample off-road parking, ensuring you never have to worry about finding a space for your vehicle.

This property is not overlooked and benefits from stunning countryside views to the rear, providing you with the privacy and tranquillity you desire. Imagine waking up to these views every morning and enjoying the serenity of the surroundings. The stunning garden is perfect for those with green fingers or for simply unwinding after a long day.

Don't miss out on the opportunity to make this house your home. Book a viewing today and experience the charm and comfort this property has to offer

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Lower Hill Drive, Heath Charnock, PR6 9JP

£475,000



- Impressive Detached Bungalow
- Contemporary Fitted Dining Kitchen
- Ample Off Road Parking and Garage
- EPC Rating C
- Three Bedrooms
- Impressive Plot
- Tenure Freehold
- Four Piece Bathroom
- Extensive Rear Garden with Countryside Views
- Council Tax Band E

Ground Floor

Entrance Porch

UPVC double glazed frosted front door, UPVC double glazed frosted window, wood effect laminate flooring and hardwood single glazed frosted door and window to hall.

Hall

14'7 x 6'0 (4.45m x 1.83m)

Central heating radiator, doors leading to reception room, kitchen/dining area, bathroom, two bedrooms, storage cupboard and wood effect laminate flooring.

Reception Room

18'0 x 11'9 (5.49m x 3.58m)

Two UPVC double glazed windows, two central heating radiators, coving to ceiling, gas stove with exposed brick surround, television point and two feature wall lights.

Kitchen/Dining Area

18'0 x 15'10 (5.49m x 4.83m)

Two UPVC double glazed windows, two central heating radiators, range of wall and base units with granite effect worktops, tiled splashbacks, composite one and a half bowl sink and drainer with mixer tap, Belling oven with seven burner gas hob and Rangemaster extractor hood, plate warmer and grill, space for fridge freezer, plumbing for washing machine, space for dryer, multifuel log burner, tiled effect vinyl flooring, door to study and UPVC double glazed door to rear.

Bedroom Three (Split Level)

14'4 x 11'1 (4.37m x 3.38m)

UPVC double glazed window, central heating radiator, door to en suite cloakroom and stairs to first floor.

TV Room/Study (Split Level)

12'1 x 11'1 (3.68m x 3.38m)

Hardwood double glazed Velux window, electric heater and access to eaves storage.

WC

UPVC double glazed frosted window, electric heater, wall mounted wash basin with traditional taps, flush handle WC and part tiled elevations.

Bedroom One

14'9 x 12'11 (4.50m x 3.94m)

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

Bedroom Two

11'11 x 9'6 (3.63m x 2.90m)

UPVC double glazed window and central heating radiator.

Bathroom

11'3 x 8'11 (3.43m x 2.72m)

UPVC double glazed frosted window, electric heated towel rail, flush handle WC, pedestal wash basin with traditional taps, electric feed shower enclosed, panel bath with traditional taps, part tiled elevations, extractor fan and tiled effect vinyl flooring.

Exterior

Rear

Enclosed garden with paved patio, stone chippings, laid to lawn, mature shrubbery, trees, vegetable plot, decked seating area, access to second garage/workshop, greenhouse and summerhouse.

Front

Laid to lawn, stone chippings, off road parking leading to garage and open access to rear garden.

Garage

17'8 x 11'1 (5.38m x 3.38m)

Power, electric and up and over garage door.



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