



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 PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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.

Field Spring Gardens, Heath Charnock, PR7 4AF

Asking Price £550,000

BEAUTIFULLY PRESENTED DETACHED PROPERTY ON A PRIVATE GATED DEVELOPMENT

Keenans are delighted to present to the market this spacious four bedroom detached property located at the heart of the picturesque and sought-after location of Heath Charnock. The property is situated within a large plot offering extensive front and rear gardens which provide peaceful tranquillity. Conveniently located within easy commuting distance of major North West cities, well regarded local schools and amenities.

Comprising briefly; entrance into a welcoming hallway which houses a staircase to the first floor and access to the WC, two reception rooms and open plan living kitchen. The kitchen is the hub of the home, fitted with contemporary high gloss units and integrated appliances, has ample space for dining and provides open access to the light and airy garden room. To the first floor you will find four bedrooms and a family bathroom. Two of the bedrooms boast their own en suite facilities and the main bedroom also has open access to a dressing area with an array of fitted wardrobes. Externally, to the front is a lovely planted garden and a driveway providing off road parking leading to the detached garage. To the rear is an enclosed laid to lawn garden with paved and stone chipped areas, perfect for spending those long summer evenings.

For more information or to arrange a viewing please contact our Chorley team.

Field Spring Gardens, Heath Charnock, PR7 4AF

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Ground Floor

Entrance Hallway

11'2 x 7'6 (3.40m x 2.29m)

UPVC double glazed entrance door, UPVC double glazed frosted windows, central heating radiator, smoke alarm, tiled flooring, stairs to the first floor, understairs storage and doors to WC, media room, reception room and open plan living kitchen.

WC

5'5 x 3'9 (1.65m x 1.14m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin and extractor fan.

Media Room

11' x 9'5 (3.35m x 2.87m)

UPVC double glazed bay window and central heating radiator.

Reception Room

16'9 x 11'11 (5.11m x 3.63m)

UPVC double glazed bay window, central heating radiator, electric fire with marble surround and mantel.

Open Plan Living Kitchen

33'6 x 11'6 (10.21m x 3.51m)

Two UPVC double glazed windows, two central heating radiators, range of high gloss wall and base units with Quartz surfaces and upstands, inset sink with draining ridges and mixer tap and boiling water tap, oven and grill in a high rise unit, electric hob, extractor hood, space for American fridge freezer, wine fridge, television point, spotlights, tiled flooring and open to the garden room.

Garden Room

12'5 x 11'9 (3.78m x 3.58m)

UPVC double glazed windows, skylights, feature cast iron log burning stove with tiled surround, spotlights, tiled flooring and UPVC double glazed French doors to the rear.

First Floor

Landing

14'9 x 6'9 (4.50m x 2.06m)

Doors to four bedrooms and bathroom.

Bedroom One

12'3 x 11'11 (3.73m x 3.63m)

UPVC double glazed window, central heating radiator, open to the dressing area and door to the en suite.

En Suite

6'3 x 6' (1.91m x 1.83m)

UPVC double glazed frosted window, direct feed shower unit, pedestal wash basin, dual flush WC, tiled elevations and tiled flooring.

Dressing Area

10'7 x 9'5 (3.23m x 2.87m)

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

Bedroom Two

10'3 x 9'5 (3.12m x 2.87m)

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

Bedroom Three

10'9 x 9'5 (3.28m x 2.87m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to the en suite.

En Suite

UPVC double glazed frosted window, direct feed shower unit, pedestal wash basin, dual flush WC, tiled elevations and tiled flooring.

Bedroom Four/Study

10'9 x 7'2 (3.28m x 2.18m)

UPVC double glazed window and central heating radiator.

Bathroom

10'3 x 7'2 (3.12m x 2.18m)

UPVC double glazed frosted window, central heating towel rail, panelled bath, direct feed shower unit, pedestal wash basin, dual flush WC, tiled elevations and tiled flooring.

External

Front

Laid to lawn garden with planted beds and driveway providing off road parking leading to the detached garage.

Garage

19'6 x 19'3 (5.94m x 5.87m)

Electric remote controlled garage doors and ample space for two vehicles.

Rear

Enclosed laid to lawn garden with paving and stone chipped bedding.



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