



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			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(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.

Collingwood Road, Chorley, PR7 2QE

Offers Over £210,000

AN ENVIABLE FAMILY HOME

With spacious rooms throughout, neutral decoration and gardens to the front and the rear and added detached garage, this enviable three bedroom semi detached property is being proudly welcomed to the market in the highly regarded location of Chorley. With three generously sized bedrooms, added conservatory and off road parking, this property is the perfect family home for anyone to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Blackburn and Chorley centre.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, bathroom and staircase to the first floor. The reception room provides access on to a kitchen diner which leads through to a conservatory. The first floor comprises of doors on to three generously sized bedrooms. Externally there is a garden to the rear with access to a detached garage. To the front there is a garden with off road parking.

For further information or to arrange a viewing please contact our Chorley branch at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

Collingwood Road, Chorley, PR7 2QE

Offers Over £210,000



- Tenure Freehold
- Council Tax Band C
- EPC Rating E
- Off Road Parking
- Three Bedroom Semi Detached Property
- Three Piece Bathroom Suite
- Fitted Kitchen
- Ideal Family Home
- Easy Access To Major Network Links
- Close Proximity To Amenities

Ground Floor

Entrance

Via a UPVC double glazed front door to hall.

Hall

7'9 x 5'10 (2.36m x 1.78m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, door to reception room, bathroom and stairs to first floor.

Bathroom

6'4 x 5'10 (1.93m x 1.78m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite, dual flush WC, wall mounted wash basin with mixer tap, P shaped panel bath with electric feed shower, tiled elevation, spotlights, extractor fan and tiled floor.

Reception Room

14'7 x 10'3 (4.45m x 3.12m)

UPVC double glazed leaded bay window, central heating radiator, three feature wall lights, electric fan with marble effect hearth and surround, television point, hard wood single glazed double doors to kitchen/dining area and wood effect floor.

Kitchen/Dining Area

16'7 x 8'4 (5.05m x 2.54m)

UPVC double glazed box window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer, integrated electric oven with four ring electric hob, extractor hood, integrated fridge freezer, plumbed for washing machine, main boiler, wood effect floor and UPVC double glazed sliding door to conservatory.

Conservatory

9'4 x 9'1 (2.84m x 2.77m)

UPVC double glazed window, central heating radiator, polycarbonate roof, tiled floor and UPVC double glazed door to rear.

First Floor

Landing

8'2 x 3'2 (2.49m x 0.97m)

UPVC double glazed frosted window, loft access, smoke alarm and doors to three bedrooms.

Bedroom One

13'5 x 8'10 (4.09m x 2.69m)

UPVC double glazed leaded window, central heating radiator, ceiling fan and fitted wardrobe.

Bedroom Two

12'8 x 8' (3.86m x 2.44m)

UPVC double glazed window, central heating radiator and store cupboard.

Bedroom Three

9'1 x 8'2 (2.77m x 2.49m)

UPVC double glazed window and central heating radiator.

External

Rear

Garden to rear with access to a detached garage.

Front

Garden with off road parking.

