



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			
(81-91) B			
(69-80) C		70	81
(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.



## Blackburn Road, Chorley, PR6 8TJ

### Offers Over £340,000

A DECEPTIVELY SPACIOUS FAMILY HOME IN A DESIRABLE AREA OF CHORLEY SURROUNDED BY ROLLING COUNTRYSIDE

Flowing internally with spacious interiors finished with neutral contemporary decor, this three/four bedroom detached home is being welcomed to the property market. Ideally suited for a small/growing family looking for a roomy property with an abundance of natural light and low maintenance gardens plus off-road parking. The property commands an enviable position with surprisingly convenient access to major commuter routes and amenities within Chorley town centre.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor and doors providing access to a bedroom and the inner hall. The inner hall has doors leading to another bedroom, bathroom and a spacious living room. The living room has doors leading to an office/additional bedroom, and a fitted kitchen. The kitchen leads to the conservatory which provides access to the rear garden. To the first floor is a landing with office space and doors leading to a shower room and another bedroom. Externally the property boasts a low-maintenance rear garden with artificial turfing, paved patios, a timber shed and summer house with enclosing hedges. The front of the property offers gravel chipped bedding areas and a gated driveway providing off-road parking for numerous vehicles plus a single garage.

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



# Blackburn Road, Chorley, PR6 8TJ

## Offers Over £340,000



- Freehold Property
- Stunning Landscaped Garden
- Quality Fixtures
- Single Garage
- Council Tax Band C
- Well Located
- Three Bedrooms
- EPC Rated C
- Off Road Parking
- Nearby Nature Walks

### Ground Floor

#### Hall

8'5 x 8'0 (2.57m x 2.44m )

Central heating radiator, wood effect floor, stairs to the first floor, door to three bedrooms, inner hall.

#### Bedroom Three

10'5 x 8'4 (3.18m x 2.54m )

UPVC double glazed window, central heating radiator, picture railing, wood effect floor, vanity top wash basin with mixer tap.

#### Inner Hall

Wood effect floor, door to reception room, bathroom, bedroom two.

#### Bedroom Two

12'10 x 11'9 (3.91m x 3.58m )

Central heating radiator, picture railing, fitted wardrobe, fitted storage, wood effect floor, UPVC double glazed sliding door to rear.

#### Bathroom

8'3 x 5'10 (2.51m x 1.78m )

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with mixer taps, pedestal wash basin with traditional taps, overhead electric feed shower, wood clad ceiling, spotlights, full tile elevations, tile effect floor.

#### Reception Room One

13'11 x 13'11 (4.24m x 4.24m )

Television point, UPVC double glazed window, central heating radiator, spotlights, exposed beams, wood effect floor, electric log burner, picture railing, door to office, kitchen.

#### Office/Additional Bed

10'5 x 4'11 (3.18m x 1.50m )

UPVC double glazed window, store heater, UPVC double glazed doors to rear, wood effect floor, spotlights.

#### Kitchen

13'10 x 8'3 (4.22m x 2.51m )

Velux window, two UPVC double glazed windows, central heating radiator, mix of pedestal wash basin with mixer tap, range cooker, five ring gas hob, extractor hood, tiled splash backs, stainless steel sink with mixer tap, integrated fridge/freezer, dishwasher, enclosed boiler, spotlights, wood effect floor, UPVC double glazed door to conservatory.

#### Conservatory

13'5 x 8'3 (4.09m x 2.51m )

UPVC double glazed windows, pitched roof, central heating radiator, ceiling fan, wood effect floor, UPVC double glazed doors to rear.

### First Floor

#### Landing

Velux window, spotlights, door to shower, bedroom one, store cupboard.



Tel: 01257447602

www.keenans-estateagents.co.uk