



Total area: approx. 72.2 sq. metres (776.9 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 | | | |
| (81-91) 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.

Lakeland Gardens, Chorley, PR7 2LS

Offers Over £240,000

A THREE BEDROOM TRUE BUNGALOW IN A DESIRABLE LOCATION

This three bedroom detached true bungalow is being brought to the property market in a sought after area of Chorley. Boasting a modern fitted kitchen, spacious reception room and three generously sized bedrooms as well as an enviable garden to the rear. This property would be ideally suited to a small family or couple looking for single storey living. Situated conveniently close to local parks, bus routes, schools and amenities, this home is not one to be missed!

The property comprises briefly; entrance into a welcoming hallway that houses doors on to a modern kitchen, reception room, three piece bathroom suite, two generously sized bedrooms and a main bedroom with en suite shower room. The main bedroom also has French doors leading out to the rear. Externally, to the rear of the property is an enclosed laid to lawn garden with summerhouse and bedding areas. The front of the property has a laid to lawn and off road parking.

View early to avoid disappointment! Contact our Chorley team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Lakeland Gardens, Chorley, PR7 2LS

Offers Over £240,000



- Detached True Bungalow
- Contemporary Fitted Kitchen
- Off Road Parking for Multiple Vehicles
- EPC Rating TBC
- Three Bedrooms
- Neutral Decoration
- Tenure Freehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Entrance Hall

11'6 x 3'5 (3.51m x 1.04m)

UPVC double glazed frosted front door, central heating radiator, coving, loft access, wood effect flooring, doors leading to reception room, three bedrooms and bathroom.

Kitchen

10'5 x 9'10 (3.18m x 3.00m)

UPVC double glazed window, central heating radiator, mix of high gloss wall and base units, laminate worktops, integrated high rise oven, four ring gas hob and extractor hood, glass splashback, composite one and a half bowl sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, spotlights coving, integrated boiler and laminate flooring.

Reception Room

14'3 x 10'11 (4.34m x 3.33m)

UPVC double glazed window, central heating radiator and television point.

Bedroom One

11 x 10'10 (3.35m x 3.30m)

Central heating radiator, coving, wood effect flooring, door to en suite and UPVC double glazed French doors to rear.

En Suite

8'8 x 2'11 (2.64m x 0.89m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with traditional taps, electric feed shower, spotlights, part tiled elevations and laminate flooring.

Bedroom Two

10'9 x 10 (3.28m x 3.05m)

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

Bedroom Three

8'5 x 7'9 (2.57m x 2.36m)

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

Bathroom

9'5 x 5'1 (2.87m x 1.55m)

UPVC double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead rinse head, spotlights, part tiled elevations, laminate flooring and storage cupboard.

Exterior

Rear

Enclosed laid to lawn garden with flagged patio, bedding area and summerhouse.

Front

Laid to lawn garden and off road parking.



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