



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		82
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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.

The Farthings, Chorley, PR7 1SH Offers In The Region Of £365,000

A SUPERB THREE BEDROOM DETACHED FAMILY HOME

This immaculate three bedroom detached family home is being brought to the property market in a highly regarded area of Chorley. Boasting three double bedrooms, a modern four piece bathroom, a bright and airy fitted kitchen and a beautiful enviable garden to the rear. With also benefiting from a downstairs shower room and double garage, you won't be short of storage space! This property is perfect for a family looking for their forever home. Situated within close proximity to well regarded schools, transport links and local amenities, it is a home truly not to be missed!

The property comprises briefly; entrance into a welcoming hallway which has doors through to the reception room, dining room, shower room and kitchen, as well as a staircase to the first floor. The reception room has a sliding door to the conservatory that overlooks the garden and access to the rear. The fitted kitchen has a door leading out to the rear and French doors connecting to the dining room. The first floor landing houses doors on to three double bedrooms and a four piece bathroom suite. Externally, to the rear of the property is an enclosed laid to lawn garden with flagged patio, bedding areas, timber shed and access to the double garage. The front of the property has a laid to lawn garden and driveway leading to the garage.

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

The Farthings, Chorley, PR7 1SH

Offers In The Region Of £365,000



- Impressive Detached Property
- Contemporary Fitted Kitchen
- Driveway and Double Garage
- EPC Rating D
- Three Bedrooms
- Spacious Rooms Throughout
- Tenure Freehold
- Two Bathrooms
- Well Maintained Gardens to Front and Rear
- Council Tax Band D

Ground Floor

Entrance Hall

13'1 x 5'5 (3.99m x 1.65m)

Composite double glazed frosted front door, central heating radiator, wood effect flooring, doors leading to reception room, dining room, kitchen, shower room, understairs storage and stairs to first floor.

Reception Room

17'2 x 11'4 (5.23m x 3.45m)

UPVC double glazed window, central heating radiator, coving to ceiling, gas fire with decorative surround, television point and UPVC double glazed sliding door to conservatory.

Conservatory

11'8 x 9'6 (3.56m x 2.90m)

UPVC double glazed window, electric radiator, tiled flooring and UPVC double glazed French doors to rear.

Dining Room

11'8 x 8'2 (3.56m x 2.49m)

UPVC double glazed window, central heating radiator, coving to ceiling and double doors to kitchen.

Kitchen

11'7 x 8'5 (3.53m x 2.57m)

UPVC double glazed window, range of wall and base units, laminate worktops, integrated oven with four ring electric hob and extractor hood, composite one and a half bowl sink and drainer with mixer tap, integrated slimline dishwasher, plumbing for washing machine, space for fridge freezer, spotlights, wood effect flooring and UPVC double glazed door to rear.

Shower Room

5'4 x 3'5 (1.63m x 1.04m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower, PVC elevations and tiled flooring.

First Floor

Landing

UPVC double glazed window, loft access, doors to three bedrooms and bathroom.

Bedroom One

11'10 x 11'4 (3.61m x 3.45m)

UPVC double glazed window, central heating radiator and coving to ceiling.

Bedroom Two

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

Two UPVC double glazed windows, central heating radiator, coving to ceiling and over stairs storage.

Bedroom Three

10'7 x 8'3 (3.23m x 2.51m)

UPVC double glazed window and central heating radiator.

Bathroom

11'8 x 5'1 (3.56m x 1.55m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, direct feed corner shower enclosed, PVC elevations and wood effect flooring.

Exterior

Rear

Enclosed garden with laid to lawn, patio area, stone chippings, bedding, greenhouse and storage shed.

Front

Laid to lawn garden, bedding areas, off road parking and access to garage.

Garage

17'2 x 16'4 (5.23m x 4.98m)

Boiler, UPVC double glazed door to rear and up and over garage door.

