



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		59	
(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.

Carleton Road, Chorley, PR6 8UB

£250,000

A SUPERBLY SPACIOUS TWO BED BUNGALOW WITH BEAUTIFUL REAR GARDEN.

Welcome to this superbly spacious two-bedroom bungalow featuring a picturesque rear garden. This charming residence offers ample living space, perfect for those seeking a tranquil lifestyle. Outside, the beautiful rear garden provides a serene escape, ideal for relaxation or entertaining guests. Don't miss the chance to call this delightful bungalow your new home sweet home!

The property comprises briefly, to the ground floor: entrance through to a vestibule that leads to the hallway. This then leads to reception room and kitchen. The spacious kitchen then opens to the dining room and door to rear garden. The reception room has door leading to a rear hall with doors to a bathroom and two bedrooms. The property also boasts a beautiful rear garden, front garden, driveway and garage.

For further information, or to arrange a viewing, please contact our Keenans Chorley team at your earliest convenience.

Carleton Road, Chorley, PR6 8UB

£250,000



- Detached Bungalow
- Spacious Reception Rooms
- Off Road Parking & Garage
- EPC Rating: D
- Two Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band D

Ground Floor

Entrance Vestibule

6'9 x 4'10 (2.06m x 1.47m)

Composite double glazed frosted entrance door, composite double glazed frosted window, central heating radiator, spotlights, tiled flooring and double doors to the hallway.

Hallway

7'7 x 5'5 (2.31m x 1.65m)

Central heating radiator, part wood panelled elevations and doors to kitchen and reception room.

Reception Room

15'9 x 14'7 (4.80m x 4.45m)

Composite double glazed window, two central heating radiators, living flame gas fire with stone surround, spotlights, coving and doors to storage and back hall.

Back Hall

8'8 x 5'6 (2.64m x 1.68m)

Loft access, smoke alarm, feature wall lights, cupboard housing the water tank and doors to bathroom and two bedrooms.

Bathroom

8'7 x 5'6 (2.62m x 1.68m)

Two composite double glazed frosted windows, central heating radiator, panelled bath with shower overhead, pedestal wash basin, low basin WC, tiled elevations, wood cladded ceiling with spotlights, extractor fan and vinyl flooring.

Bedroom One

13'6 x 12'2 (4.11m x 3.71m)

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

Bedroom Two

13'7 x 8'10 (4.14m x 2.69m)

Composite double glazed window, central heating radiator and fitted bedroom furniture.

Kitchen

15'5 x 8'6 (4.70m x 2.59m)

Two composite double glazed windows, range of wall and base units with laminate surfaces and tiled splashbacks, composite one and a half bowl sink with drainer and mixer tap, Hotpoint oven and grill in a high rise unit, four ring hob (two gas rings and two induction rings), warming plate, plumbing for washing machine, integrated fridge freezer, open to the dining room and door to the rear.

Dining Room

9'7 x 8'6 (2.92m x 2.59m)

Composite double glazed window, central heating radiator and coving.

External

Front

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

Garage

16'6 x 10'8 (5.03m x 3.25m)

Up and over garage door, Baxi boiler.

Rear

Laid to lawn garden with planted borders, paved pathways and a greenhouse.



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