



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		79	86
(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	

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Austin Drive, Chorley, PR7 3DF

Offers Over £450,000

IMPECCABLY PRESENTED FAMILY HOME.

This four-bedroomed, spacious detached family home is coming to market, situated in an ideal, family friendly development in a popular area of Chorley. Flowing internally with spacious living accommodation, the property boasts a newly fitted gorgeous living/kitchen area with bi-folding doors that is perfect for entertaining friends and family. With a contemporary feel throughout, this property has everything a family would want, with a large playroom at the front of the property, a downstairs WC, and a generous-sized lounge area.

The property comprises briefly; through the entrance door into a welcoming hallway, with stairs leading to the first floor and doors into reception room one, the downstairs WC, the playroom, and the kitchen living area with bi-folding doors to the rear. On the first floor, to the landing, there are doors providing access to four bedrooms, as well as a main bathroom and linen cupboard. The master bedroom features an en suite shower room.

Externally, the front of the property has artificial turf with raised beds and a paved driveway for numerous vehicles. To the rear, the property boasts an enclosed garden, with artificial turf, a raised terrace, and a paved patio. Within the garden, there is a composite shed, a hot tub, and a bar situated on the raised terrace.

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

Austin Drive, Chorley, PR7 3DF

Offers Over £450,000



- Beautifully Presented Detached Property
- Open Plan Living
- Extensive Driveway
- EPC Rating C
- Four Bedrooms
- Stylish Decoration
- Tenure Leasehold
- Two Bathrooms
- Immaculate Gardens to Front and Rear
- Council Tax Band E

Ground Floor

Entrance Hallway

13'2 x 4'8 (4.01m x 1.42m)

Composite double glazed front entrance door, central heating radiator, stairs to the first floor and doors to WC, reception room, open plan living kitchen and play room.

WC

5'8 x 3'7 (1.73m x 1.09m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin and wood effect flooring.

Reception Room

16'3 x 11'5 (4.95m x 3.48m)

UPVC double glazed window, central heating radiator, television point and living flame gas fire with feature surround.

Play Room

16'10 x 8'9 (5.13m x 2.67m)

UPVC double glazed window and central heating radiator.

Open Plan Living Kitchen

29'9 x 25' (9.07m x 7.62m)

UPVC double glazed window, three central heating radiators, range of wall and base units with wood surfaces, Belfast sink with spring neck mixer tap, oven and grill in a high rise unit, five ring gas hob, extractor fan, integrated fridge freezer, dishwasher and wine cooler, cloak cupboard, spotlights, part wood effect flooring, door to the utility and double glazed bi-folding doors with fitted blinds to the rear.

Utility Room

9'2 x 6'1 (2.79m x 1.85m)

Central heating radiator, range of base units, Belfast sink with spring neck mixer tap, plumbing for washing machine, space for dryer, spotlights, wood effect flooring and UPVC double glazed door to the side elevation.

First Floor

Landing

Doors to four bedrooms and bathroom.

Bedroom One

13'5 x 9'10 (4.09m x 3.00m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to the en suite.

En Suite

8'1 x 3' (2.46m x 0.91m)

UPVC double glazed window, central heating towel rail, dual flush WC, wall mounted wash basin, direct feed shower unit, spotlights, extractor fan and tiled flooring.

Bedroom Two

11'2 x 9' (3.40m x 2.74m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Three

12'10 x 9'1 (3.91m x 2.77m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Four

11'9 x 8'2 (3.58m x 2.49m)

UPVC double glazed window and central heating radiator.

Bathroom

8'2 x 5'11 (2.49m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin, panelled bath with direct feed shower overhead, spotlights, extractor fan and tiled flooring.

External

Front

Artificial lawn garden with raised beds and paved driveway providing off road parking for numerous vehicles.

Rear

Enclosed artificial lawn garden with raised terrace, paved patio, composite shed, covered hot tub and a bar.

