



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

## Colyton Close, Chorley, PR6 0TD

### Offers Over £325,000

AN EXCEPTIONAL FAMILY HOME ON AN IMPRESSIVE PLOT

Benefiting from an abundance of indoor and outdoor space, modern fixtures and fittings and not being overlooked, this impressive four bedroom detached family home is being proudly welcomed to the market in the sought after location of Chorley on a quiet cul de sac. With integral garage, wrap around gardens and two bathrooms, this property is the perfect family home truly not to be missed! The property sits on a fantastic plot with the potential to extend if desired (relevant planning permission dependent) and benefits from a stunning open plan kitchen and living space, ample off road parking and neutral decoration. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Wigan, Preston and major motorway links.

The property comprises briefly; a welcoming entrance hallway houses a staircase to the first floor and provides access through to a WC, spacious reception room and contemporary fitted kitchen diner. The kitchen diner leads to an integral garage and has doors to the rear garden. The first floor comprises of four bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed generously sized garden to the rear with laid lawn, paving, bedding areas, summer house and vegetable patches. To the front there is off road parking.

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

# Colyton Close, Chorley, PR6 0TD

## Offers Over £325,000



- Fantastic Detached Family Home
- Spacious Reception Room
- Off Road Parking & Garage
- EPC Rating: TBC
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold
- Open Plan Dining Kitchen
- Enclosed Rear Garden
- Council Tax Band D

### Ground Floor

#### Entrance Hallway

15'8 x 5'8 (4.78m x 1.73m)

Composite double glazed entrance door, central heating radiator, coving, smoke alarm, wood effect flooring, stairs to the first floor, understairs storage and doors to reception room, kitchen and WC.

#### WC

5'10 x 2'6 (1.78m x 0.76m)

Vanity top wash basin, dual flush WC, tiled elevations, extractor fan and tiled flooring.

#### Reception Room

18' x 11'3 (5.49m x 3.43m)

UPVC double glazed box bay window, central heating radiator, gas fire with granite surround, television point, two feature wall lights, coving, wood effect flooring and open to the dining kitchen.

#### Dining Kitchen

27'5 x 12'3 (8.36m x 3.73m)

UPVC double glazed window, two central heating radiators, range of high gloss wall and base units with granite effect surfaces and splashbacks, breakfast bar, ceramic one and a half bowl sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, integrated fridge, under unit lighting, two feature wall lights, coving, wood effect flooring, door to the garage and UPVC double glazed French doors to the rear.

#### Garage

19'11 x 9' (6.07m x 2.74m)

Power, light, plumbing for washing machine, Ideal boiler and electric up and over door.

### First Floor

#### Landing

8'8 x 7'6 (2.64m x 2.29m)

Loft access, smoke alarm, storage cupboard and doors to four bedrooms and bathroom.

#### Bedroom One

16' x 8'11 (4.88m x 2.72m)

UPVC double glazed window, central heating radiator, television point, coving, spotlights and door to the en suite.

#### En Suite

8'11 x 5'11 (2.72m x 1.80m)

UPVC double glazed frosted window, heated towel rail, double direct feed shower unit, dual flush WC, vanity top wash basin, tiled elevations, coving, spotlights and granite effect lino flooring.

#### Bedroom Two

13'6 x 10'4 (4.11m x 3.15m)

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

#### Bedroom Three

13'6 x 10'4 (4.11m x 3.15m)

UPVC double glazed window, central heating radiator, fitted wardrobes and coving.

#### Bedroom Four

8'10 x 6'2 (2.69m x 1.88m)

UPVC double glazed window, central heating radiator and over stairs storage.

#### Bathroom

9'4 x 7'6 (2.84m x 2.29m)

UPVC double glazed frosted window, heated towel rail, panelled bath with direct feed shower overhead, dual flush WC, pedestal wash basin, tiled elevations and tile effect flooring.

#### External

#### Front

Driveway providing off road parking leading to the garage.

#### Rear

Enclosed laid to lawn garden with paving, bedding areas, summer house and vegetable patches.

