



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
(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.

Burgh Meadows, Chorley, PR7 3LR

Offers Over £325,000

AN IMMACULATE FOUR BEDROOM DETACHED PROPERTY ON A SOUGHT AFTER ESTATE

This four bedroom detached family home is being proudly welcomed to the property market in the desirable area of Chorley. Boasting a bright and airy reception room, newly fitted modern kitchen and utility, four generously sized bedrooms, an enviable garden to the rear and ample off road parking. Situated conveniently close to local schools, transport links and only a short drive to Chorley Town Centre. It would be perfect for a family looking for their forever home!

The property comprises briefly, entrance into a welcoming hallway that has doors leading to the reception room, WC, kitchen, garage and staircase to the first floor. The reception room has double doors through to the dining room. The dining room has open access to the kitchen and sliding doors out to the rear garden. The kitchen is newly fitted with modern fixtures and fittings and leads through to the utility room which also has access to the rear. The first floor landing provides access to four generously sized bedrooms, a three piece bathroom and storage. The main bedroom benefits from an en suite shower room. Externally, to the rear of the property is an enclosed laid to lawn garden with flagged patio, bedding areas and timber shed. The front of the property has a tarmac driveway and access to the single integral garage.

For further information, or to arrange a viewing, please contact our Chorley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Burgh Meadows, Chorley, PR7 3LR

Offers Over £325,000



- Immaculate Detached Property
- Modern Fitted Kitchen
- Extensive Driveway and Integral Garage
- EPC Rating D
- Four Bedrooms
- Spacious Interiors Throughout
- Tenure Freehold
- Two Bathrooms
- Landscaped Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

17'2 x 5'10 (5.23m x 1.78m)

UPVC double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, wood effect flooring, doors leading to reception room, kitchen, WC, garage and stairs to the first floor.

Reception Room

17'1 x 10'6 (5.21m x 3.20m)

UPVC double glazed box bay window, central heating radiator, coving to ceiling, gas fire with decorative surround, television point and double doors to dining room.

Dining Room

10'6 x 9'6 (3.20m x 2.90m)

Central heating radiator, coving to ceiling, wood effect flooring, open access to kitchen and UPVC double glazed sliding door to rear.

Kitchen

10'6 x 9'9 (3.20m x 2.97m)

UPVC double glazed window, central heating radiator, coving to ceiling range of high gloss wall and base units, laminate worktops, integrated oven with four ring electric hob and extractor hood, glass splashback, stainless steel sink and drainer with mixer tap, space for fridge freezer and dishwasher, tiled effect laminate flooring and door to utility.

Utility

7'4 x 5 (2.24m x 1.52m)

UPVC double glazed window, central heating radiator, high gloss base units, laminate worktops, plumbing for washing machine and dryer, boiler, tiled effect laminate flooring and UPVC double glazed frosted door to rear.

WC

5'8 x 5'1 (1.73m x 1.55m)

UPVC double glazed frosted window, central heating radiator, low base WC, wall mounted wash basin with traditional taps, part tiled elevations and tiled flooring.

First Floor

Landing

Loft access, doors leading to four bedrooms, bathroom and linen cupboard.

Bedroom One

15'3 x 10'8 (4.65m x 3.25m)

UPVC double glazed window, central heating radiator, coving to ceiling, storage cupboard and door to en suite.

En Suite

7'6 x 5'1 (2.29m x 1.55m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower with rinse head, spotlights, part tiled elevations and tiled flooring.

Bedroom Two

13'10 x 10'11 (4.22m x 3.33m)

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

Bedroom Three

9'11 x 9'6 (3.02m x 2.90m)

UPVC double glazed window, central heating radiator, coving to ceiling, television point, fitted wardrobes and wood effect flooring.

Bedroom Four

9'7 x 7'7 (2.92m x 2.31m)

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

Bathroom

9'3 x 5 (2.82m x 1.52m)

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

Exterior

Rear

Enclosed garden with laid to lawn, flagged patio, bedding areas and timber shed.

Front

Off road parking and access to integral garage.

