

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
83	94

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(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

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.

## Booth Avenue, Chorley, PR7 3SB

### Offers Over £289,995

AN EXQUISITE DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION

Keenans are delighted to bring to the market this beautiful three bedroom detached property on a popular new estate in Chorley. Benefiting from ample living space, and modern fitted kitchen - perfect for entertaining, as well as having three generously sized bedrooms, en suite to the main bedroom and downstairs WC. This property has everything a family could need for the perfect home! Also benefiting from a south west facing garden to the rear and off road parking for two vehicles. Situated only a short drive from Chorley Town Centre where you will find local shops, amenities, well regarded schools and being close by to the M6, M61 and M65, neighbouring towns are easily accessed.

The property comprises briefly; entrance into a welcoming hallway that has doors to two reception rooms, kitchen, integral garage, downstairs WC and staircase to the first floor. The second reception room has French doors leading out to the rear garden. The kitchen is modern, has integral appliances, and also has a door out to the rear. The first floor landing houses doors on to three generously sized bedrooms, two with inbuilt wardrobes and the main benefiting from an en suite. There is also access to a three piece family bathroom and linen cupboard. Externally, to the rear of the property is an enclosed laid to lawn garden with a large flagged patio and decking area. The rear also benefits from external sockets and a hot tap. The front of the property is low maintenance with stone chippings, two trees and a driveway providing off road parking for two vehicles.

Viewing essential to avoid disappointment! Contact our Chorley office today to arrange a viewing and make this dream home a reality. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

# Booth Avenue, Chorley, PR7 3SB

## Offers Over £289,995



- Beautifully Presented Detached Property
- Modern Fitted Kitchen
- Off Road Parking and Integral Garage
- EPC Rating B
- Three Bedrooms
- Neutral Decoration Throughout
- Tenure Freehold
- Two Bathrooms
- Well Maintained Rear Garden
- Council Tax Band D

### Ground Floor

#### Entrance Hall

16'11 x 2'11 (5.16m x 0.89m)

Composite double glazed frosted front door, central heating radiator, spotlights, wood effect laminate flooring, doors leading to two reception rooms, kitchen, WC integral garage and stairs to first floor.

#### Reception Room One

9'9 x 8'2 (2.97m x 2.49m)

UPVC double glazed window, central heating radiator, television point and wood effect laminate flooring.

#### WC

8'2 x 3'1 (2.49m x 0.94m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, tiled splashbacks, spotlights and wood effect laminate flooring.

#### Reception Room Two

13'11 x 9'11 (4.24m x 3.02m)

Central heating radiator, television point and UPVC double glazed French doors to rear.

#### Kitchen

9'5 x 9'5 (2.87m x 2.87m)

UPVC double glazed window, central heating radiator, mix of high gloss wall and base units, laminate worktops, integrated double oven with four ring gas hob and extractor hood, stainless steel splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge freezer and slimline dishwasher, plumbing for washing machine, spotlights, wood effect laminate flooring and UPVC double glazed door to side elevation.

### First Floor

#### Landing

UPVC double glazed window, central heating radiator, ladder access to a partly boarded loft., doors leading to three bedrooms, bathroom and linen cupboard.

#### Bedroom One

13'2 x 9'11 (4.01m x 3.02m)

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

#### En Suite

6'5 x 4'5 (1.96m x 1.35m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosed, part tiled elevations, spotlights and wood effect laminate flooring.

#### Bedroom Two

11'3 x 9'4 (3.43m x 2.84m)

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

#### Bedroom Three

9'5 x 8'5 (2.87m x 2.57m)

UPVC double glazed window and central heating radiator.

#### Bathroom

7'1 x 6'5 (2.16m x 1.96m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, part tiled elevations, spotlights and wood effect laminate flooring.

#### Exterior

##### Rear

Enclosed garden with laid to lawn, paved patio area and decking.

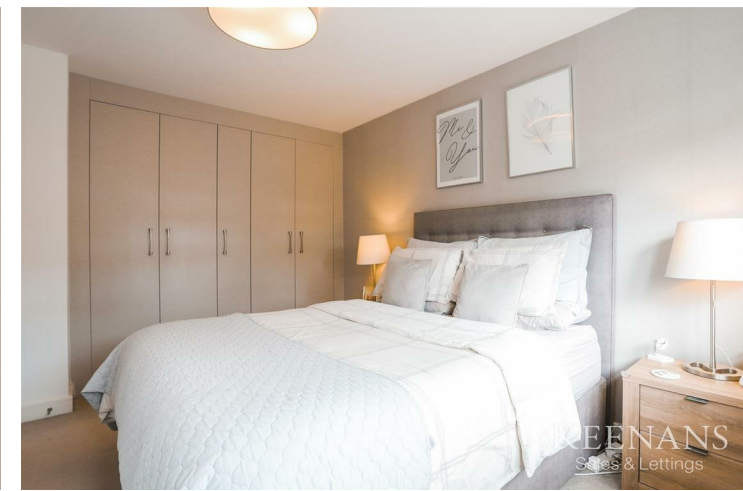
##### Front

Laid to lawn, gravel chippings, off road parking for two vehicles and access to integral garage

#### Garage

14'4 x 7'7 (4.37m x 2.31m)

Power, lighting, boiler, space for dryer and up and over garage door.



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