



Nab Wood Drive, Chorley

PR7 2FG

Guide Price **£350,000**







Spacious detached property in an elevated position with c1350 square feet of accommodation enjoying views over to the Yarrow Valley, with four good sized bedrooms and within easy reach of town centre amenities and primary transport routes. The driveway can accommodate three vehicles and leads to the garage, with power and light. Step into the welcoming hallway with cloakroom comprising wc and wash hand basin. The living room is a lovely, serene space to the front whilst to the rear the heart of the house has porcelain tiled flooring, plenty of room for dining and the kitchen comprises fixed six seater table, breakfast bar, a range of wall and base units with integrated gas hob, double electric oven and grill, dishwasher and space, power and plumbing for additional appliances. With access from both the kitchen and the dining area, the conservatory has twin sets of patio doors and benefits from air conditioning. The delightful, private southwest facing garden has upper terrace, decking and block paviour path leading through a cobble beach to the morning sun seating area. This is a lovely place in which to relax and entertain. Back inside, stairs lead to the first floor landing with airing cupboard housing the Potterton combi boiler and ladder access to the boarded loft with light. Bedroom one has built in wardrobes and en suite comprising wash hand basin, wc and mixer shower in cubicle. Bedrooms two and three are also doubles with bedroom four being a comfortable single and with the bedrooms to the rear benefiting from those views. The family bathroom comprises p shaped bath with screen and mixer shower over, wc and wash hand basin.





Spacious detached property in an elevated position with c1350 square feet of accommodation enjoying views over to the Yarrow Valley, with four good sized bedrooms and within easy reach of town centre amenities and primary transport routes.  
Council Tax band: D

Tenure: Leasehold

- Spacious detached property
- Four good sized bedrooms
- c 1350 square feet of accommodation
- Large conservatory
- Private rear garden
- Close to town centre amenities



HOME  TRUTHS

Ecclestone Branch  
265 The Green, Ecclestone, PR7 5TF  
01257 451673

Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)





Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1348.81 ft<sup>2</sup>

125.31 m<sup>2</sup>

**Reduced headroom**

1.47 ft<sup>2</sup>

0.14 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**