



Hale Grove, Chorley

PR7 3SD



£250,000



Fabulous semi detached property on a family oriented modern development within easy reach of primary transport routes, schools, town centre amenities and wonderful walks in Duxbury Woods. To the front the driveway can accommodate two vehicles and leads to the main entrance. Step into the hallway and from there to the beautiful, panelled living room. An internal hallway has cloakroom comprising wash hand basin and wc, and the understair storage has space for a condensing tumble drier. To the rear, the dining kitchen comprises a range of wall and base units with integrated appliances including gas hob, electric oven and grill, refrigerator, freezer, dishwasher and washing machine. Patio doors open to the Indian stone sun terrace in the west facing garden with lazy lawn bordered by planting making this a lovely space in which to relax and entertain. Back inside, stairs lead to the first floor landing with bedroom one having fitted wardrobes and en suite comprising electric shower in cubicle, wc and wash hand basin. Bedroom two also has built in wardrobes and bedroom three is a very comfortable single to the rear of the property. Completing the accommodation the family bathroom has bath with screen and mixer shower over, wc and wash hand basin. With new versions of this property being marketed at almost £280,000 this family home is excellent value for money.

Fabulous semi detached property on a family oriented modern development within easy reach of primary transport routes, schools, town centre amenities and wonderful walks in Duxbury Woods. With new versions of this property being marketed at c £280,000 this family home is excellent value for money.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Beautifully presented semi detached property
- West facing low maintenance garden
- Three bedrooms
- Virtual tour
- Within easy reach of schools and amenities
- Very competitively priced



HOME  TRUTHS

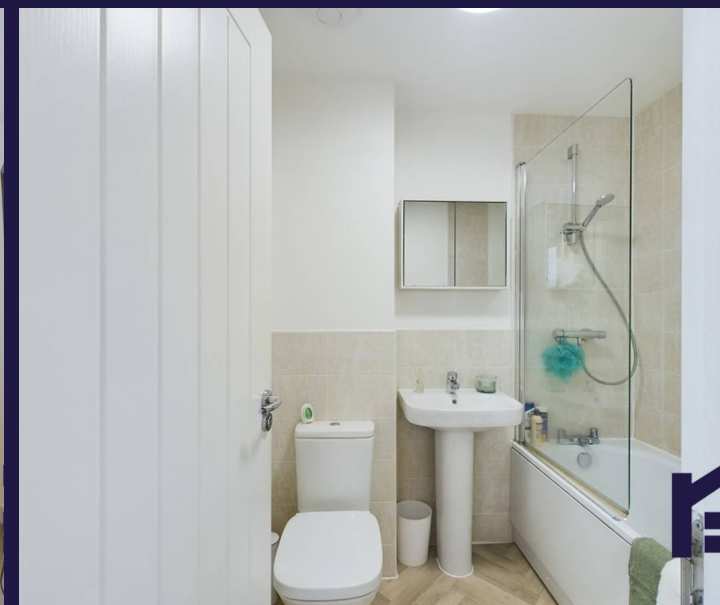
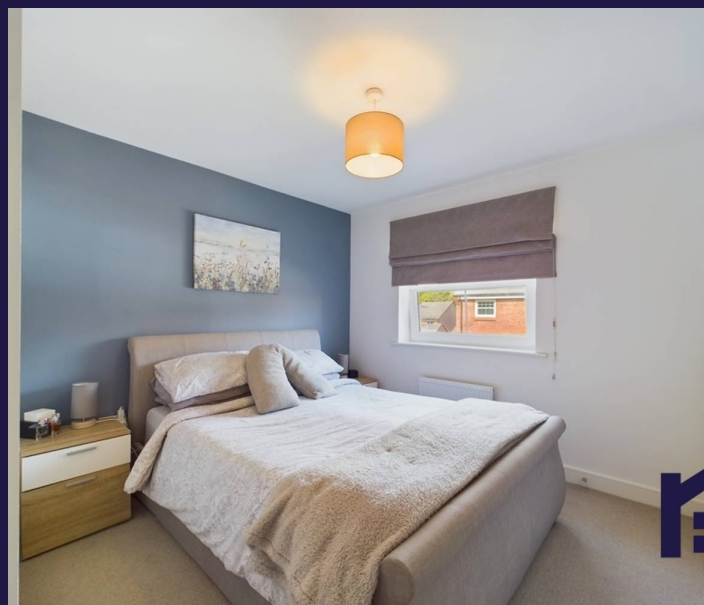
Eccleston Branch

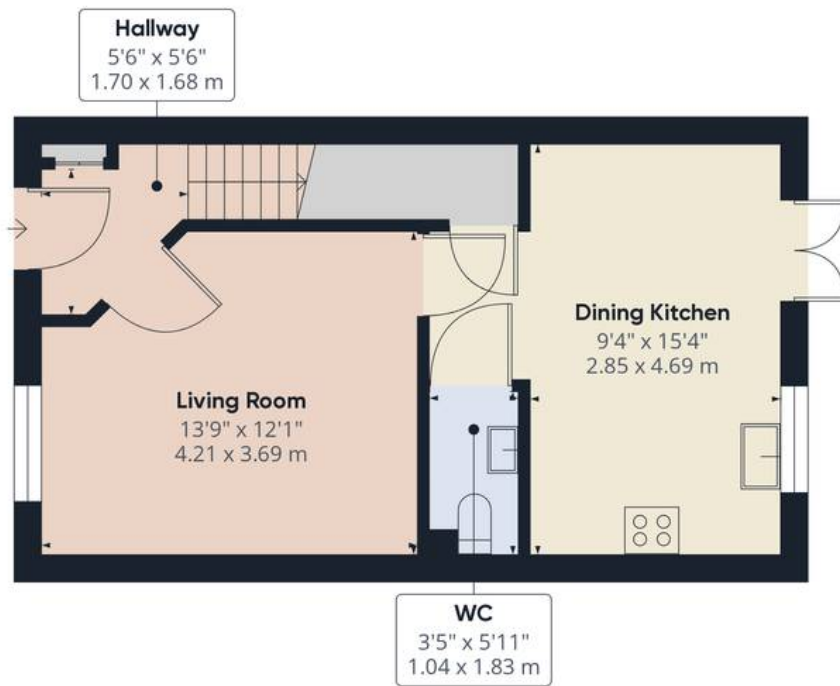
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

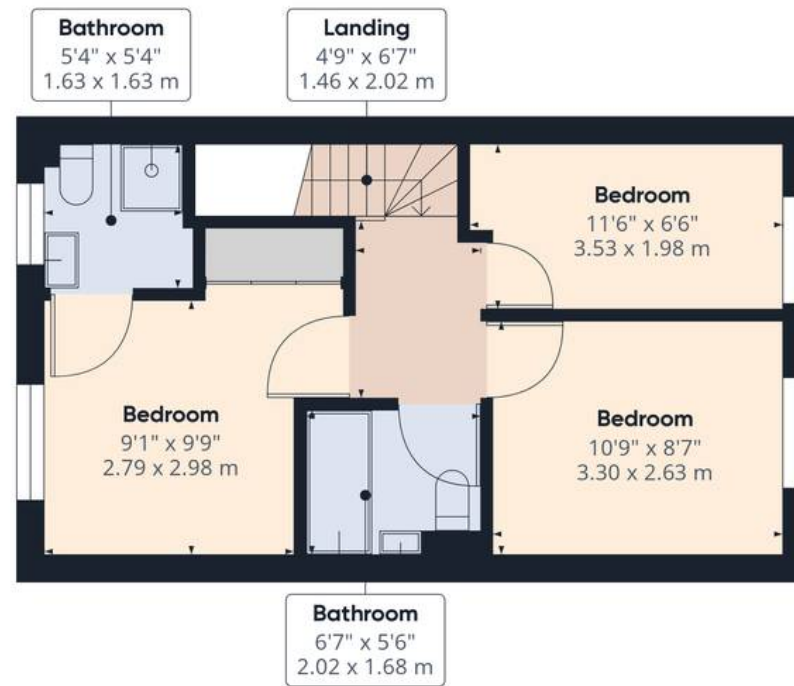
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Floor 1



Floor 2

Approximate total area⁽¹⁾
783.07 ft²
72.75 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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