

HOME  TRUTHS

Melrose Way, Chorley

PR7 3HA

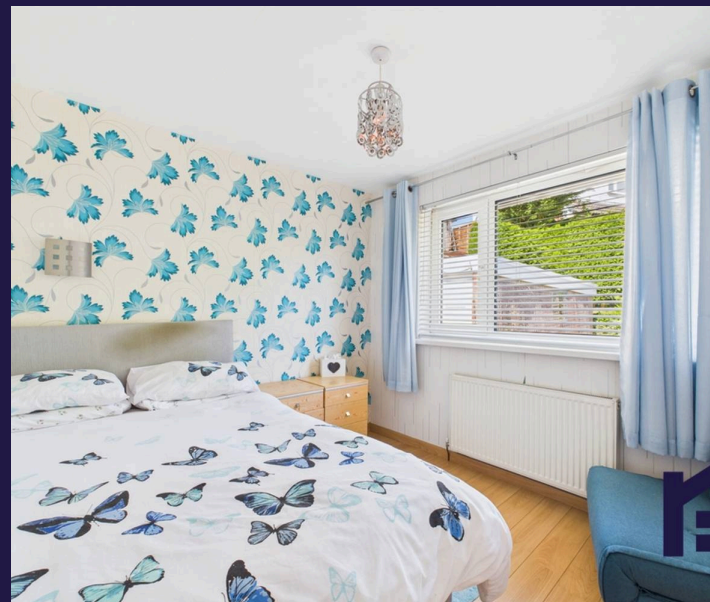






Fabulous semi detached true bungalow with two double bedrooms, private garden and ample parking. In a very popular residential area this property is available with no upward chain. The driveway can accommodate several vehicles and leads to the detached garage and the main entrance. Step into the breakfast kitchen comprising a range of wall and base units with double electric oven and grill, gas hob and space, power and plumbing for additional appliances. Adjacent is the utility room which, in the past, has been the third bedroom.

The large living room has plenty of space for both dining and comfortable furniture and leads to an internal hallway with access to the boarded loft with light which also houses the Ideal combi boiler. Leading off are bedrooms one and two, the former having built in wardrobes, and the bathroom comprising mixer shower in cubicle, ladder heated towel rail and wc and wash hand basin on vanity.



The garden consists of lawn bordered by mature shrubs and benefiting from greenhouse and steps up to a raised terrace.



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Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi detached true bungalow
- Two double bedrooms
- Over 800 square feet
- Ample parking
- Virtual tour
- No upward chain



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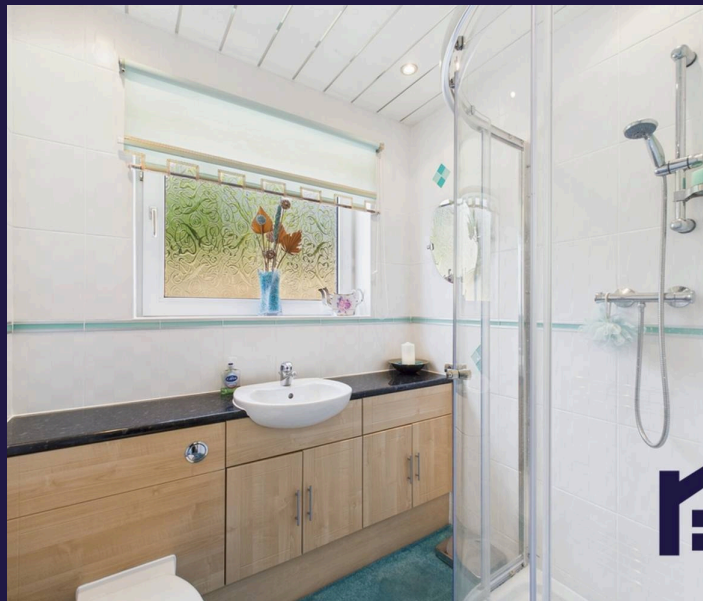
Eccleston Branch

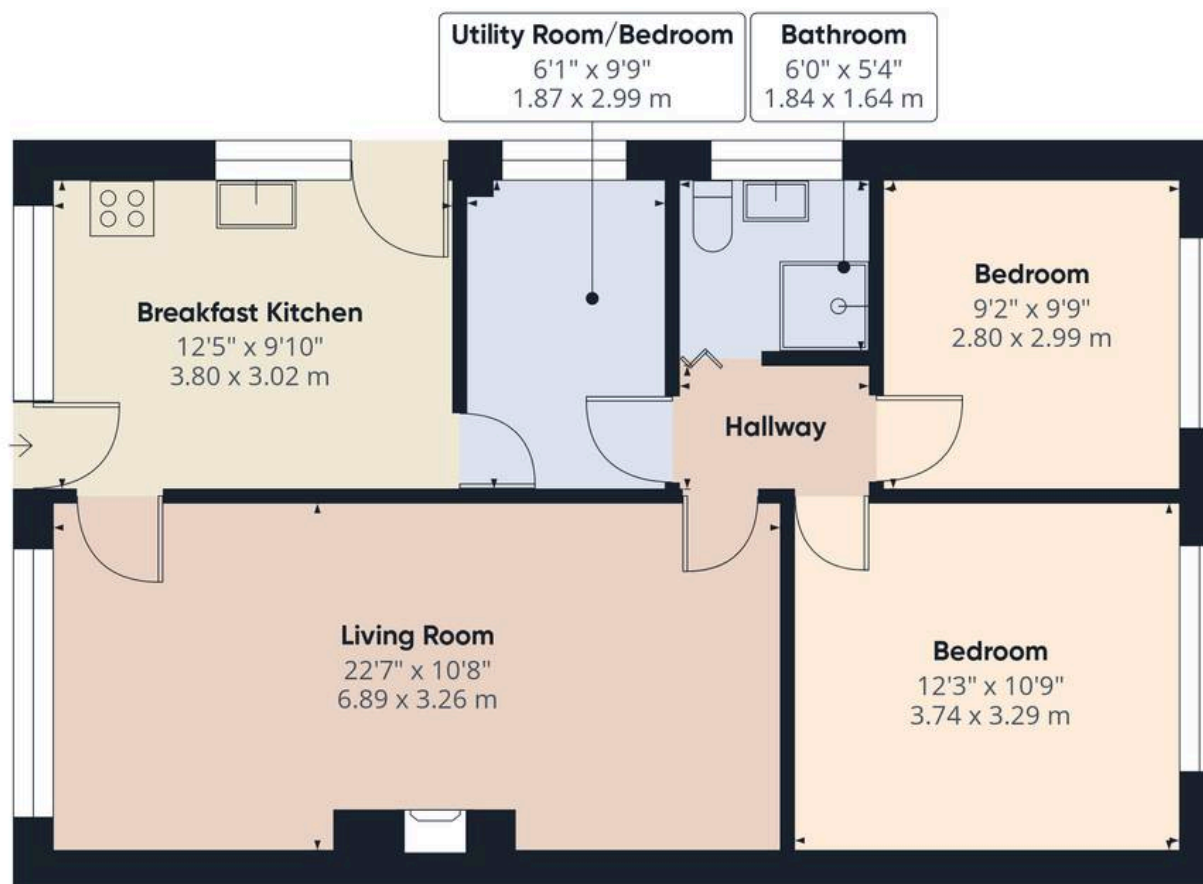
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Floor 1 Building 1



Floor 1 Building 2

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

855 ft<sup>2</sup>

79.5 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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