

HOME  TRUTHS

Clydesdale Drive, Chorley

PR7 3DN







Lovely modern mews property offering almost 1100 square feet of accommodation over three floors, with three double bedrooms and within easy reach of town centre amenities this family home is available with no upward chain. Stroll through the front garden with mature hedging to the main entrance and step into the hallway with cloakroom off comprising wc and wash hand basin. To the front, the dining kitchen comprises a range of wall and base units with gas hob, electric oven and grill and space, power & plumbing for additional appliances.

To the rear, the large living room is flooded with natural light from roof lights and French windows that lead you out into the garden with lawn, sun terrace, all important shed and access to the two designated parking spaces.

Back inside, stairs lead to the first floor landing with bedrooms two and three divided by the family bathroom comprising bath with screen and shower attachment, wc and wash hand basin.

A well thought through private lower landing has stairs leading up to the master suite on the second floor which benefits from fitted wardrobes, additional eaves storage and en suite comprising mixer shower in cubicle, wc, wash hand basin and ladder heated towel rail.



Lovely modern mews property offering almost 1100 square feet of accommodation over three floors, with three double bedrooms, in easy reach of town centre amenities this family home has no upward chain.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious three bedroom mews
- c 1100 square feet
- Two allocated parking spaces
- Central location
- No upward chain
- Virtual tour



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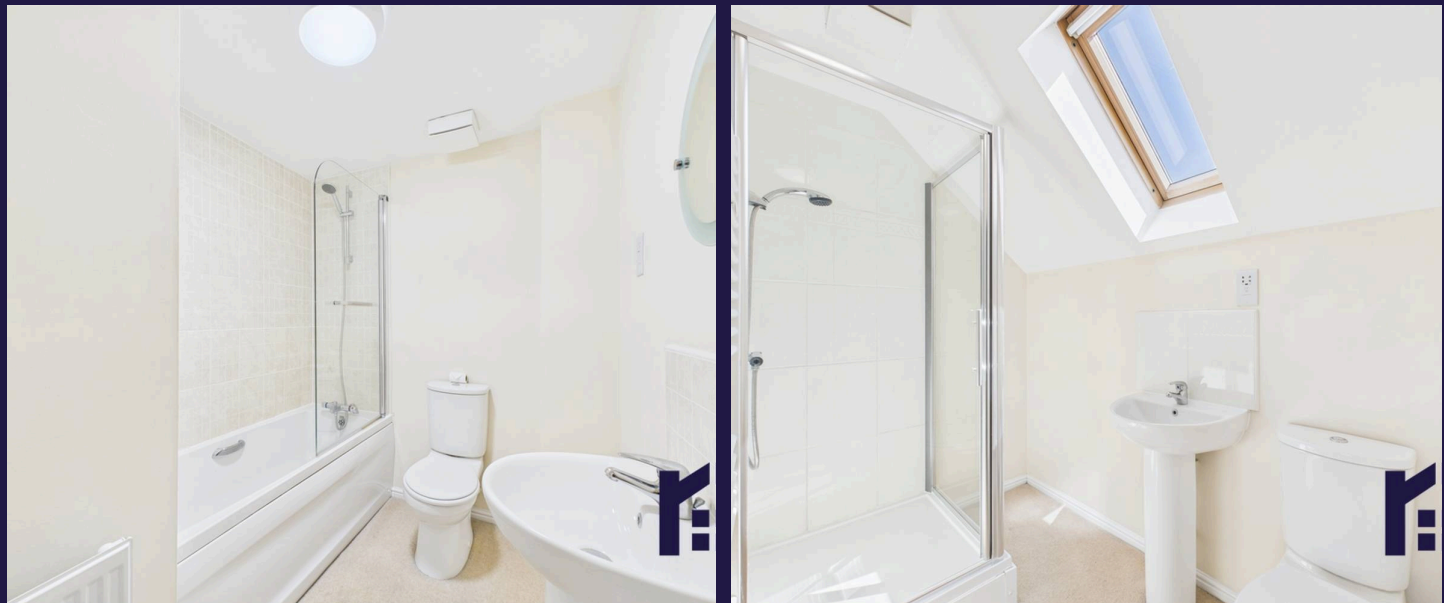
Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
01257 451673

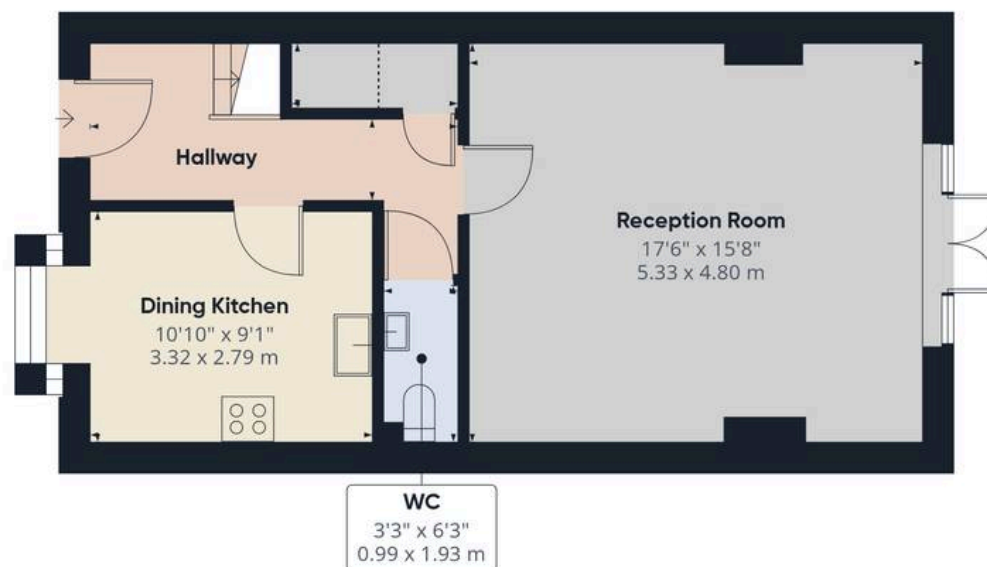
Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

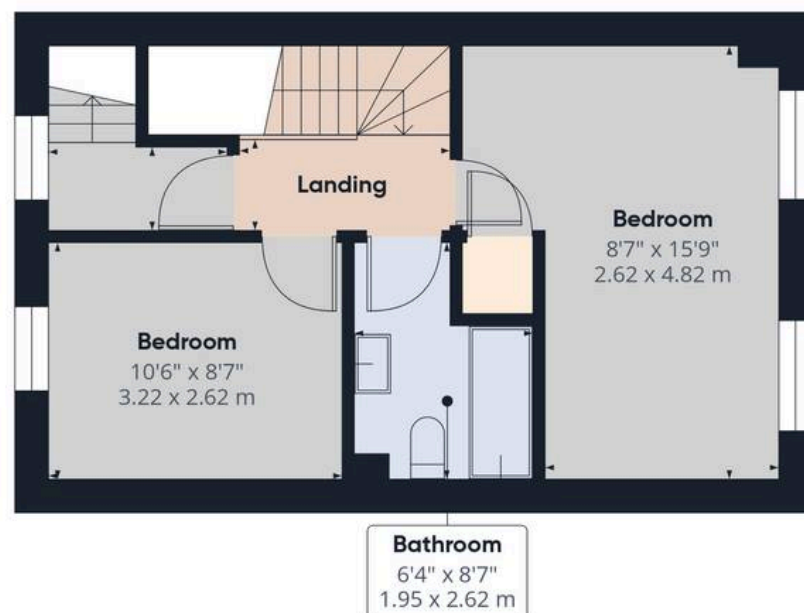
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Floor 1



Floor 2



Floor 3

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

1073 ft<sup>2</sup>

99.6 m<sup>2</sup>

**Reduced headroom**

26 ft<sup>2</sup>

2.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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