

HOME  TRUTHS



Booth Avenue, Chorley

PR7 3SB





Delightful three bedroom semi detached property in a very popular residential area within easy reach of the town centre, sought after schools and walks in Duxbury Woods and Yarrow Valley. Originally the sales office, this property was constructed and has been maintained to a high standard. Set back from the road by twin gardens with parallel parking for two vehicles to the front. Stroll past the box hedging and lavender bushes to the main entrance and into the welcoming hallway with storage. To the front the well proportioned living room overlooks green space and offers a number of configurations for your furniture. An internal hallway with cloakroom off comprising wc and wash hand basin. To the rear the lovely dining kitchen comprises a range of wall and base units with integrated appliances including gas hob, electric oven and grill, multi oven, dishwasher, washing machine and Ideal Logic combi boiler. Patio doors lead out to the private southwest facing rear garden with sun terrace and lawn bordered by mature planting, making this the perfect place in which to relax and entertain. Back inside, the panelled staircase leads up to the first floor landing with bedroom one benefiting from en suite comprising electric shower in cubicle, wash hand basin, wc and ladder heated towel rail. Bedroom two is also a double and bedroom three is a comfort single currently enjoying life as a nursery. Completing the accommodation is the bathroom comprising bath, wc and wash hand basin.



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Delightful semi detached property
- Three bedrooms
- c 800 square feet of elegant accommodation
- Virtual tour
- Close to walks and amenities
- Southwest facing rear garden

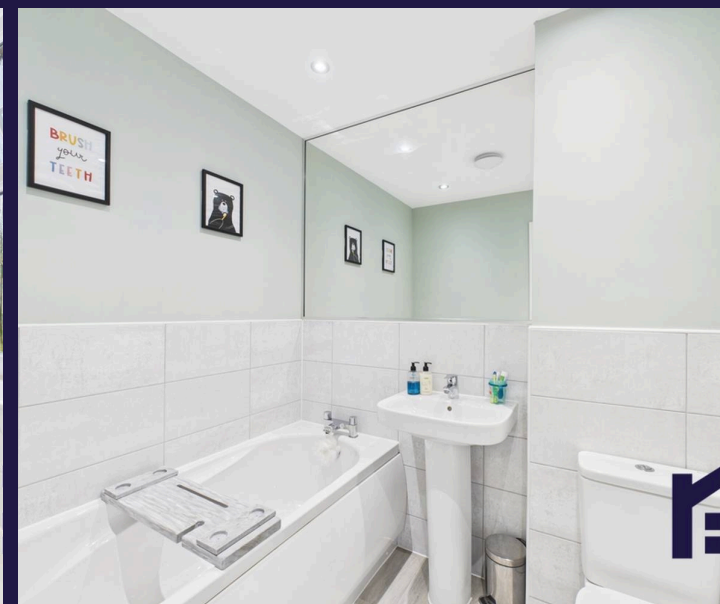
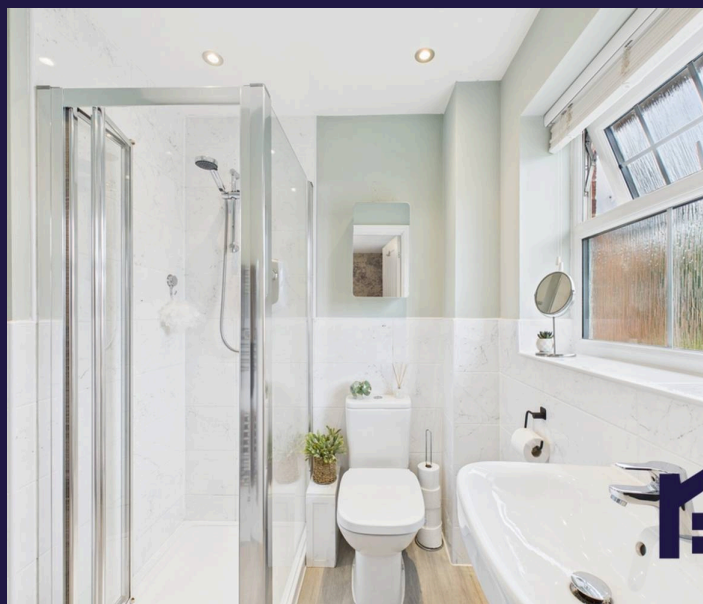


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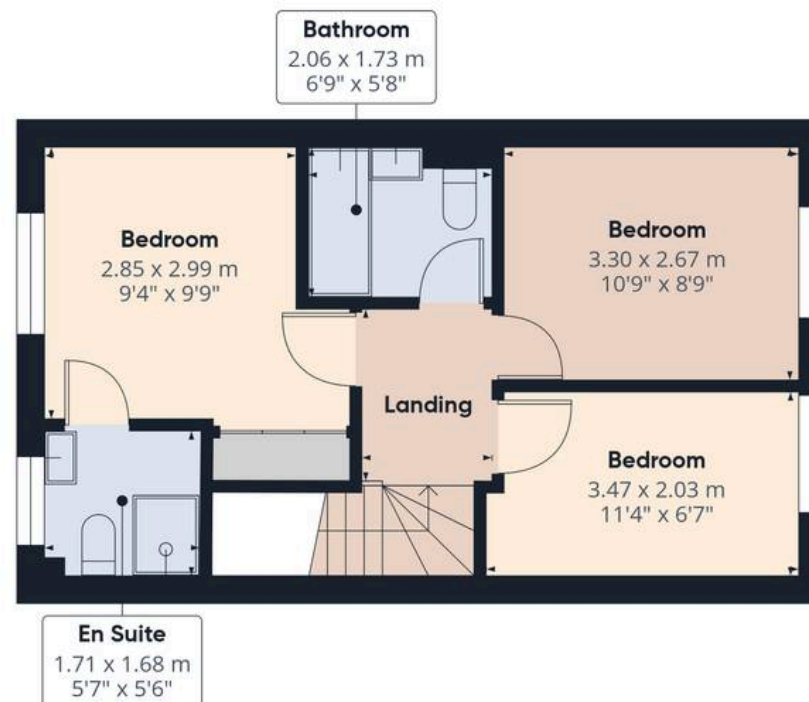
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Floor 1



Floor 3

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

74.1 m<sup>2</sup>

797 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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