

# GUILDHALL

SALES & LETTINGS



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## 3 Woodlark Drive

, Chorley, PR7 2RA

Offers Over £240,000



Nestled in the charming area of Woodlark Drive, Chorley, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a spacious reception room, ideal for both relaxation and entertaining guests. The room is bathed in natural light, creating a warm and inviting atmosphere.

The property boasts two well-appointed bathrooms, ensuring ample facilities for family living. Each of the three bedrooms is generously sized, providing a peaceful retreat for rest and relaxation. The layout of the home is thoughtfully designed, making it suitable for families or those seeking extra space.

One of the standout features of this property is the lovely garden, which offers a private outdoor space for gardening enthusiasts or simply enjoying the fresh air. It is an excellent area for children to play or for hosting summer barbecues with friends and family.

Situated in a great location, this home benefits from off-street parking, providing convenience and peace of mind. Additionally, the garage offers extra storage or the potential for a workshop, catering to various needs.



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## Hallway

UPVC double glazed frosted window, composite door with frosted glass, central heating radiator, smoke alarm, laminate floor, stairs to first floor, doors to WC, reception room and kitchen.

## WC

UPVC double glazed frosted dual flush WC, pedestal mixer tap, laminate floor.

## Reception Room

2 x UPVC double glazed windows, UPVC double glazed French doors to rear, central heating radiator, coving, under stairs storage, laminate floor.

## Kitchen

UPVC double glazed window, central heating radiator, tiled splash back, range of wall, drawer and base units in granite effect, laminate floor, extractor hood, 4 ring gas hob, electric oven, stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, integrated fridge freezer, laminate floor.

## Landing

Central heating radiator, alarm, concealed 'Worcester' boiler, stairs to second floor, doors to bedroom 2, 3 and bathroom.

## Bathroom

UPVC double glazed frosted window, central heating radiator, fully tiled to complement, extractor fan, dual flush WC, pedestal wash basin with mixer tap, P-Shaped bath with mixer tap and rinse head, laminate floor.

## Bedroom 2

2 x UPVC double glazed windows, central heating radiator, walk-in wardrobe, laminate floor.

## Bedroom 3

UPVC double glazed window, central heating radiator.

## Second Floor

## Landing

Wood double glazed Velux window, door to eaves, stairs to first floor, doors to bedroom 1.

## Bedroom 1

UPVC double glazed window, central heating radiator, doors to storage cupboard, wardrobe and en-suite, laminate floor.

## En-Suite

Wood double glazed Velux window, central heating towel radiator, extractor fan, half tiled to complement, dual flush WC, pedestal wash basin with mixer tap, shower, tiled floor.

## Front

Paving, lawn, stones, tarmac drive to garage.

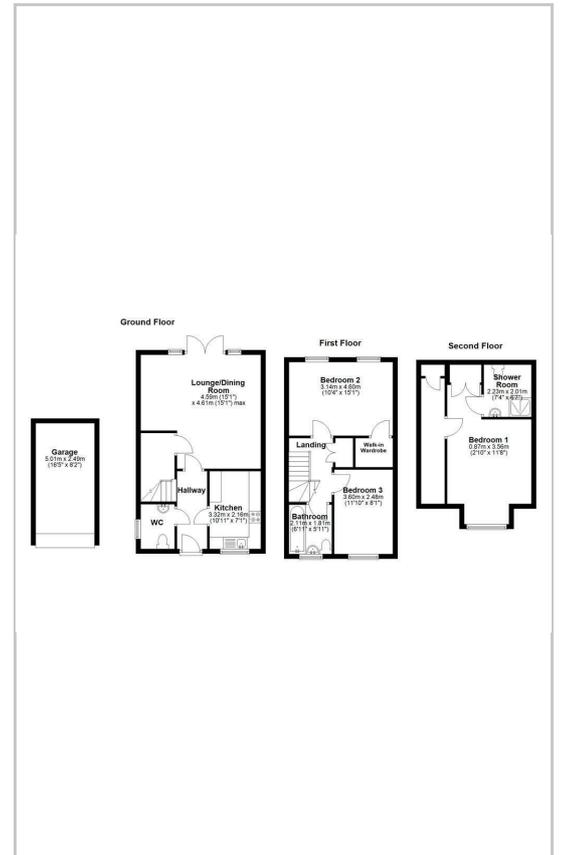
## Rear

Paving and lawn.

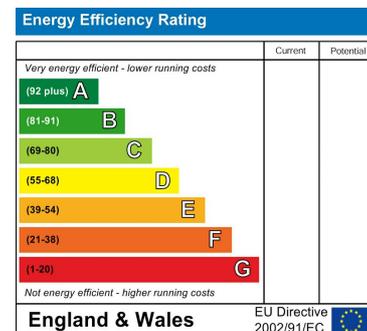
## Area Map



## Floor Plans



## Energy Efficiency Graph



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