

HOME  TRUTHS

Kilkerran Close, Chorley

PR6 0RB





Situated on a smart and peaceful cul-de-sac within easy reach of town centre amenities, this well-proportioned three bedroom home offers over 750 square feet of accommodation and is available with no upward chain, making it an excellent choice for first-time buyers, families and investors alike. To the front, the block paviour driveway provides off-road parking for up to three vehicles and leads to the main entrance. Step into the welcoming hallway and from there into the well-proportioned living room, a comfortable and versatile space which benefits from a built-in video projector, perfect for cosy evenings and home entertainment. To the rear, the spacious dining kitchen provides plenty of room for family meals and everyday living. It comprises a range of wall and base units with integrated gas hob, electric oven & grill and dishwasher together with space, power and plumbing for additional appliances, including the Worcester combi boiler. Step outside into the private rear garden, where a lower decked seating area with useful storage offers an ideal spot for morning coffee. Beyond, a lawn bordered by mature planting leads to a second raised decked terrace, creating a wonderful space in which to relax, entertain and enjoy the outdoors. Back inside, stairs rise to the first-floor landing with linen cupboard and loft access. Bedrooms one and two are comfortable doubles positioned to the front and rear respectively, with the larger benefiting from built-in storage. Bedroom three would also make an excellent home office or nursery. Completing the accommodation is the stylish bathroom, comprising an electric shower in cubicle, wash hand basin set on a vanity unit, wc and ladder heated towel rail. Offering generous accommodation, a private garden and a sought-after location, this is a wonderful place to call home.



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Tenure: Freehold

EPC Energy Efficiency Rating: To follow

- Spacious semi detached property
- Three bedrooms
- Cul de sac location
- Easy access to town centre amenities
- Virtual tour
- No upward chain



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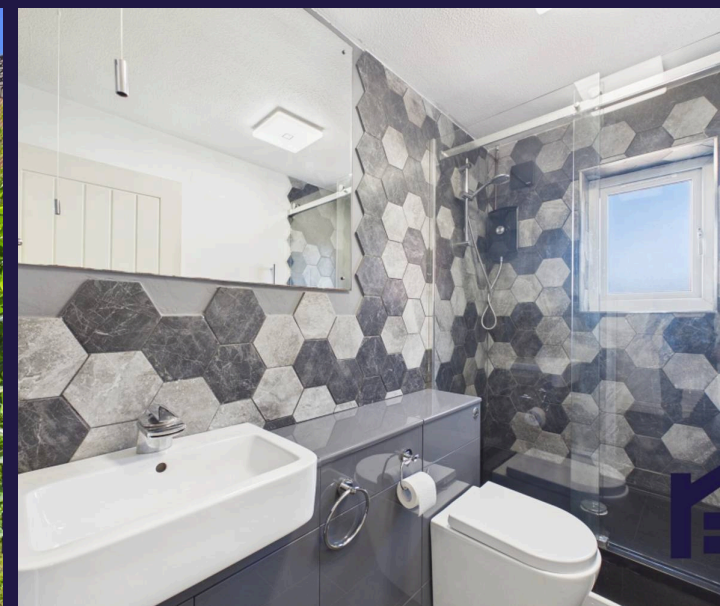
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Floor 1



Floor 2



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

71 m<sup>2</sup>

764 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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