



Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863

£389,950

18 The Bowers, Chorley, PR7 3LA



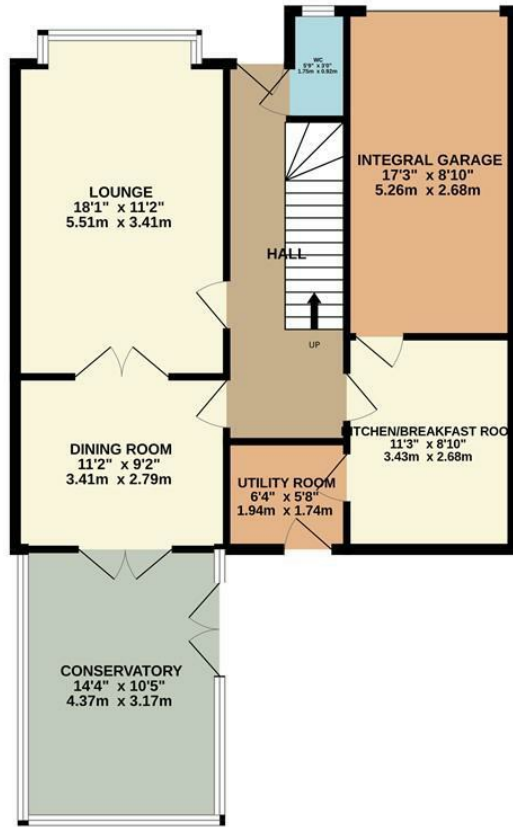
### PROPERTY SUMMARY

An excellent opportunity to purchase a double fronted detached family home in sought after cul de sac location. The spacious and beautifully presented accommodation comprises reception hall, wc, lounge, dining room, conservatory, luxury fitted kitchen with integrated Neff appliances , utility room and integral garage. To the first floor there are four double bedrooms ( master with built in wardrobes and luxury en suite) and family bathroom. The property benefits from gas central heating, double glazing throughout and substantial private plot with double width resin driveway to front and the rear enjoying a sunny private aspect with mature herbaceous borders, raised timber deck terrace and separate patio. Viewing strongly advised to appreciate the extent and quality of this property.





GROUND FLOOR  
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



FOUR BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 1472 sq.ft. (136.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCAL AUTHORITY

Chorley

## TENURE

Freehold

## COUNCIL TAX BAND

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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## OFFICE ADDRESS

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## CONTACT

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