



Cherry Tree Close, Chorley, PR7 5FJ

£325,000

EXCELLENT VALUE FOR MONEY!!! We are proud and privileged to be able to present to you this beautifully presented and maintained 3 bedroom **FREEHOLD** detached property, situated in the popular area of Charnock Richard.



24 Cherry Tree Close, Charnock Richard, Chorley, PR7 5FJ

GROUND FLOOR

Lounge 13'0" x 14'3" (3.97m x 4.35m)

Carpet flooring with patio doors leading to the rear garden, log burner and curtains

Dining area 13'7" x 8'8" (4.15m x 2.65m)

High quality wood effect laminate flooring with curtains

Kitchen 9'10" x 8'5" (3.00m x 2.57m)

Tile flooring with access to the rear garden. A range of fitted kitchen units, worktops and integrated oven, hob and hood

WC/cloaks

High quality wood effect laminate flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 9'3" x 12'3" (2.82m x 3.75m)

Carpet flooring with window to the front elevation, fitted wardrobes, curtains and blind

En-suite

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure and radiator

Bedroom 8'1" x 10'6" (2.48m x 3.22m)

Carpet flooring with window to the front elevation, fitted wardrobes, curtains and blind

Bedroom 9'11" x 10'5" (3.03m x 3.19m)

Carpet flooring with window to the front elevation, fitted wardrobes and curtains

Bathroom

Tile flooring with 3 piece bathroom suite in white, separate showering enclosure and partially tiled decor

EXTERNAL

Private and well presented rear garden, enclosed by panel fencing with laid to lawn and patio area. Single driveway to the front of the property, leading to a single integral garage.





