GUILDHALL
SALES & LETTINGS



19 Gerrards Fold

Abbey Village, Chorley, PR6 8DL

Offers Over £425,000

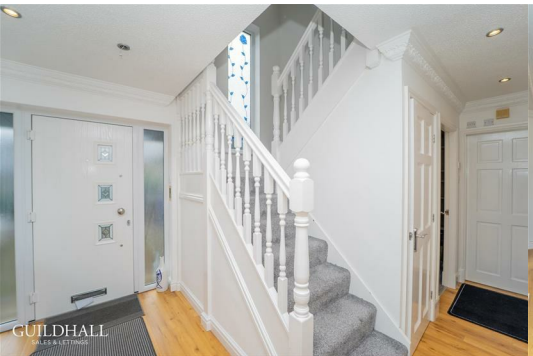
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SPACIOUS MODERN FAMILY HOME IN AN ENVIOUS LOCATION WITH NO CHAIN DELAY

Guildhall Sales and Lettings are pleased to introduce this well presented, four bedroomed detached family home to the market. Situated within the well sought after area of Abbey Village, within close proximity to local amenities, commuter links and schools. Boasting spacious accommodation throughout, this property is well suited for growing families and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor and doors to the lounge, study room, ground floor WC and the kitchen which provides access to the utility room. To the first floor are four bedrooms and a family bathroom with the main bedroom boasting access to the en-suite.

Externally to the rear is a paved patio seating area with raised planted bedding areas and to the front of the property is a driveway providing off road parking and access to the detached double garage.







Ground Floor

Entrance Hallway 15'9 x 10' (4.80m x 3.05m)

Reception Room 25'4 x 10'4 (7.72m x 3.15m)

Study Room 6'2 x 9'2 (1.88m x 2.79m)

Ground Floor WC 3'5 x 5' (1.04m x 1.52m)

Kitchen 10'3 x 16'8 (3.12m x 5.08m)

Utility Room 7'4 x 6'2 (2.24m x 1.88m)

First Floor

Landing 2'11 x 18'6 (0.89m x 5.64m)

Bedroom One 10'4 x 13'5 (3.15m x 4.09m)

En Suite 5'9 x 9'6 (1.75m x 2.90m)

Bedroom Two 10'4 x 11'9 (3.15m x 3.58m)

Bedroom Three 10'2 x 8'9 (3.10m x 2.67m)

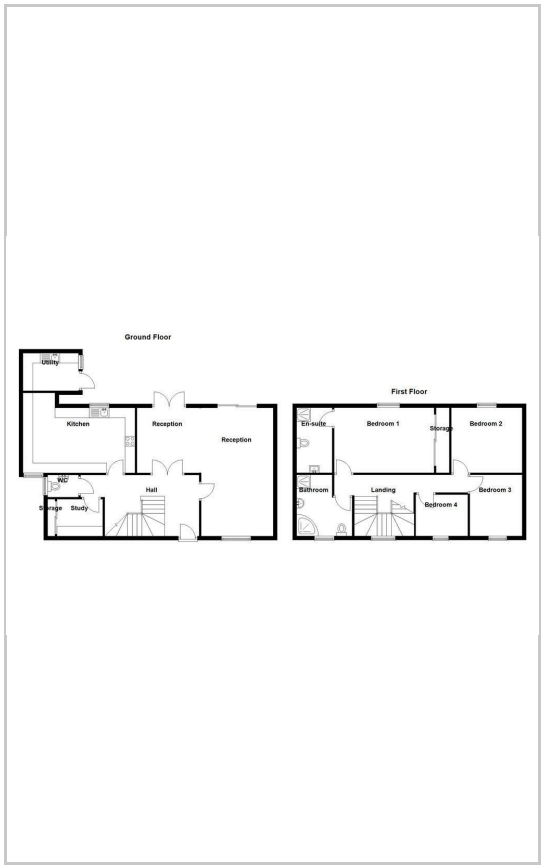
Bedroom Four 8'9 x 6'11 (2.67m x 2.11m)

Bathroom 10'6 x 9'3 (3.20m x 2.82m)

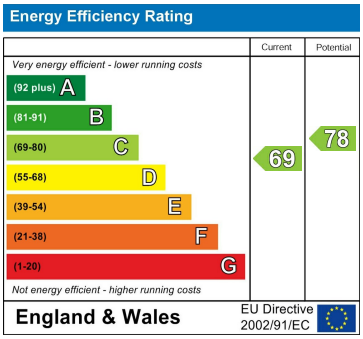
Area Map



Floor Plans



Energy Efficiency Graph



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441 Blackpool Road, Preston, PR2 2LE
Tel: 01772769999 Email: https://guildhalllettings.co.uk/