



## 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.





