

NEW



Lime Grove, Chorley £145,000

- Three Bed Semi- Detached
- Bay Fronted
- Well-Equipped Kitchen
- Bright Spacious Living Room
- Spacious Dining Area
- French Doors
- Generous Sized Bedrooms
- Low Maintenance Yard
- Driveway and Garage

INTRODUCTION

SEMI-DETACHED CORNER PLOT FAMILY HOME WITH OFF ROAD PARKING*NO CHAIN DELAY*****

A semi-detached three bedroom bay fronted family home tastefully decorated neutrally. Low maintenance rear garden and off road parking. The property is located just a short walk to schools and commuter links to Chorley. The property briefly comprises:-

An entrance porch leading to a large hallway with stairs to the first floor and doors to the first and second reception rooms. The first reception room is light with a beautiful bay window to the front. The second reception room is an ideal dining area with a door leading to the kitchen. The kitchen has a range of integrated appliances including a fridge/freezer and access to the rear. The first floor has three bedrooms, two of which are double and the third a single. The family bathroom has a modern three-piece suite. Externally the property has a paved rear garden and a stone chipped garden with a hedge for privacy to the front. The driveway and garage are located to the side of the property. For more information please contact our Chorley team at your convenience.

Ground Floor

Entrance

UPVC double glazed double doors to the porch.

Porch

5'5 x 2'2 (1.65m x 0.66m)

Tiled flooring and door to the hall.

Hall

9'2 x 5'5 (2.79m x 1.65m)

Central heating radiator, smoke alarm, stairs to the first floor, doors to reception rooms one and two.

Reception Room One

14'2 x 11'9 (4.32m x 3.58m)

UPVC double glazed bay window, central heating radiator, gas fire with marble base and wooden surround, coving to the ceiling and TV point.

Reception Room Two

17'4 x 10'1 (5.28m x 3.07m)

UPVC double glazed window, central heating radiator, two picture wall lights ,storage, french doors to the rear, door to the kitchen.

Kitchen

10'2 x 10'1 (3.10m x 3.07m)

UPVC double glazed window, wood panelled wall and base units, granite effect worktops, one and a half bowl stainless steel sink with drainer and mixer tap, eye-level double oven with a four-ring gas hob, integrated fridge/freezer, plumbing for a washing machine, tiled effect flooring and door to the rear.

First Floor

Landing

6'10 x 5'10 (2.08m x 1.78m)

UPVC double glazed frosted window, doors to there bedrooms and a bathroom.

Bedroom One

14'2 x 11'5 (4.32m x 3.48m)

UPVC double glazed bay window, central heating radiator and TV point.

Bedroom Two

11'3 x 7'3 (3.43m x 2.21m)

UPVC window, central heating radiator and storage.

Bedroom Two

8'2 x 6'01 (2.49m x 1.85m)

UPVC double glazed window and central heating radiator.

Bathroom

5'9 x 5'8 (1.75m x 1.73m)

UPVC double glazed frosted window, three-piece suite, panelled bath, electric shower, twin-flush WC, vanity washbasin, tiled effect flooring and partially tiled elevations.

External

Rear

Paved garden with slate-chipped borders and gated access.

Front

Stone-chipped, with hedges across the front, a driveway and a garage.

Agent's Notes

Council Tax Band B

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(32-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		