

HOME  TRUTHS

Kingfisher Close, Chorley

PR7 2RB





Fabulous, extended three bedroom semi detached property on a corner plot in a quiet cul de sac in a popular and sought after location within easy reach of the town centre and the beautiful Yarrow Valley.

The tarmacadam driveway offers secure, gated parking and from there you can stroll through the gorgeous front garden to the main entrance. Step into the hallway, with cloakroom off comprising wc and wash hand basin, and from there to the spacious living room.

To the rear, the heart of the home has plenty of space for both dining and comfortable furniture under a vaulted ceiling with bifold doors opening to the garden. The kitchen comprises a range of wall and base units with gas hob, electric oven and grill and space, power & plumbing for appliances.

The private garden has lawn bordered by abundant planting with the upper terrace having views over to Yarrow Valley, and a large shed offering that all important storage.

Back inside, stairs lead to the first floor landing with linen cupboard and loft access. Bedroom one and two are doubles to the front and rear respectively with bedroom three a comfortable single. Completing the accommodation, the bathroom comprises bath with screen and shower attachment, ladder heated towel rail, wc and wash hand basin on vanity.



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Stunning extended property
- Three bedrooms
- Corner plot
- Beautiful family room
- Virtual tour
- Cul de sac location

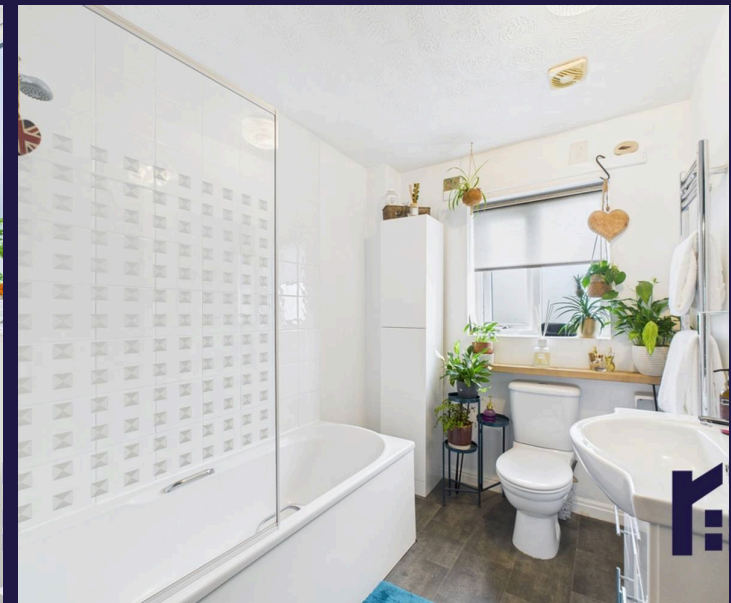
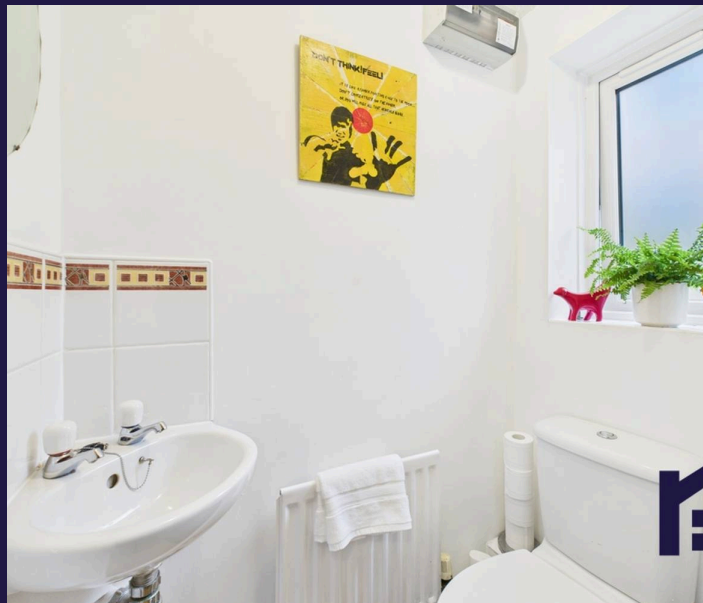


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Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

77.5 m<sup>2</sup>

835 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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