

HOME  TRUTHS

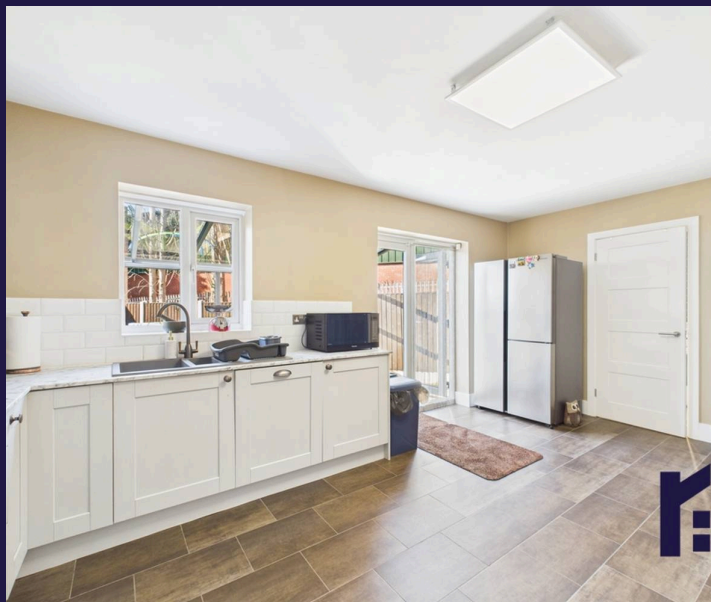
Nightingale Way, Chorley

PR7 2RS





Unique, extended four bedroom property tucked away on a quiet cul de sac in a popular residential area with over 1700 square feet of versatile accommodation and within easy reach of schools, town centre amenities and the beautiful Yarrow Valley. The driveway offers secure, gated parking for up to three vehicles and leads to the detached garage, with power & light, and to the main entrance. Step into the welcoming hallway with cloakroom off comprising wash hand basin on vanity, wc and heated towel rail. The spacious living room benefits from a bay and has plenty of room for both dining and comfortable furniture, and, for when it gets a little chilly the fabulous Calfire multifuel stove is there to keep you warm. To the rear, the dining kitchen comprises a range of wall and base units with induction hob, double electric oven and grill by Neff, and dishwasher. Leading off, the separate utility room has fully tiled elevations and flooring, storage and space, power and plumbing for additional appliances. There are private, low maintenance gardens to two aspects with the front garden facing southwest and the rear garden having porcelain tiles and canopy so that you can enjoy the outside whatever the weather. Back inside stairs lead up to the first floor landing with the fabulous master bedroom having views over green space and sumptuous en suite comprising fully tiled elevations very sociable double ended bath, large wash hand basin on vanity and wc. Bedroom two also benefits from a Jack & Jill arrangement with the main bathroom which comprises bath, rainfall mixer shower in cubicle, wc, wash hand basin on vanity and heated towel rail. Bedroom three is also a double with bedroom four a comfortable single. J



Just when you think that this property has no more to offer then, at the push of a button, an electrically operated ladder drops down from the loft room which currently enjoys life as an office but would make an excellent cinema or games room with additional loft storage accessible off. With so much to offer including revenue generating PV cells with batteries meaning that the current owners pay nothing for electricity between April and September this is a first class family home.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A

- Striking individual property
- Four bedrooms plus loft room
- Highly energy efficient
- Over 1700 square feet
- Secure parking
- Virtual tour



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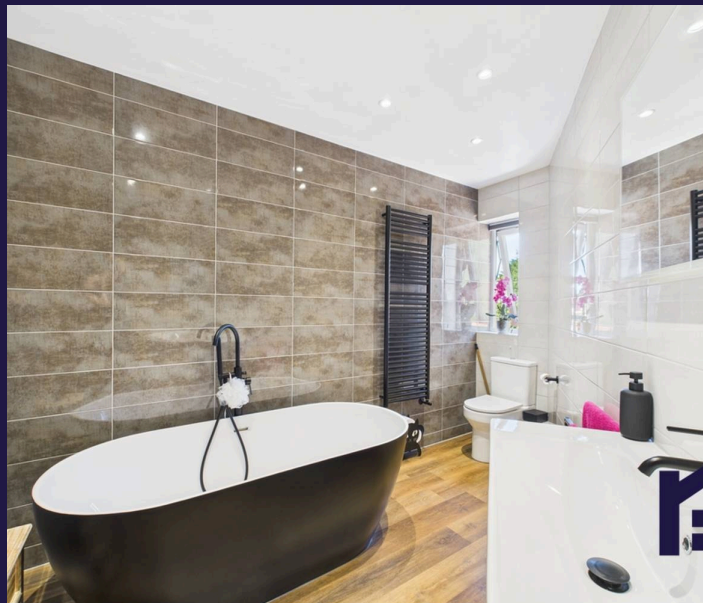
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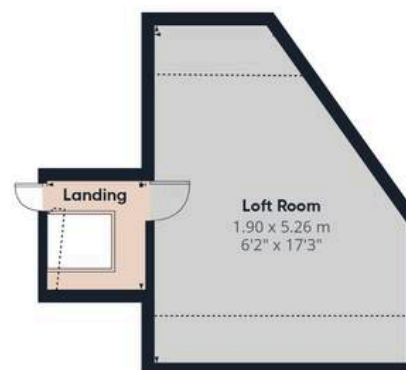




Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

169.9 m²

1830 ft²

Reduced headroom

4.3 m²

47 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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