

HOME  TRUTHS

Linden Grove, Chorley

PR6 7BN







Imposing four detached property with four double bedrooms on a quiet cul de sac in a sought after residential area within easy reach of primary transport routes, schools and town centre amenities.

The block paviour driveway leads past the lawn to the main entrance. Step into the welcoming hallway and from there to the living room with inset wall mounted remote controlled gas fire.

Leading off is the dining room which in turn has patio doors to the delightfully large sun room overlooking the garden.

Completing the ground floor are the kitchen comprising a range of wall and base units with integrated appliances including induction hob, double electric oven and grill and washing machine, and the cloakroom with wc and wash hand basin.

Step outside into the private garden with upper and lower terraces and good sized lawn making this a lovely place in which to relax and entertain.



Back inside, stairs lead to the first floor landing with loft access. Bedroom one is to the front with bedrooms two and four to the rear overlooking the garden, and bedroom three is currently enjoying life as a dressing room. Completing the first floor, the elegant bathroom comprises a claw foot bath with screen and rainfall mixer shower over, wash hand basin, wc and ladder heated towel rail.

With over 1400 square feet of accommodation on offer this is a first class family home.



Imposing four detached property with four double bedrooms on a quiet cul de sac in a sought after residential area within easy reach of primary transport routes, schools and town centre amenities. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Delightful detached property
- Four double bedrooms
- Cul de sac location
- Over 1400 square feet
- Large, private rear garden
- Virtual tour



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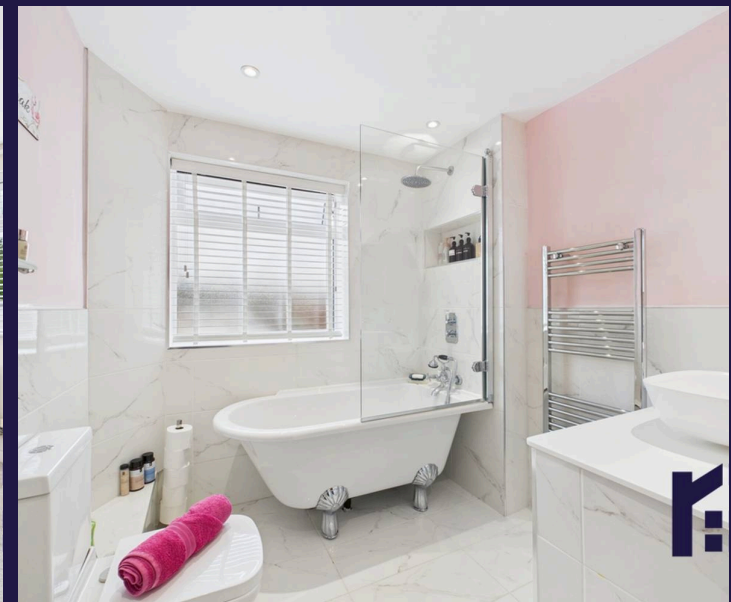
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Coppull Branch

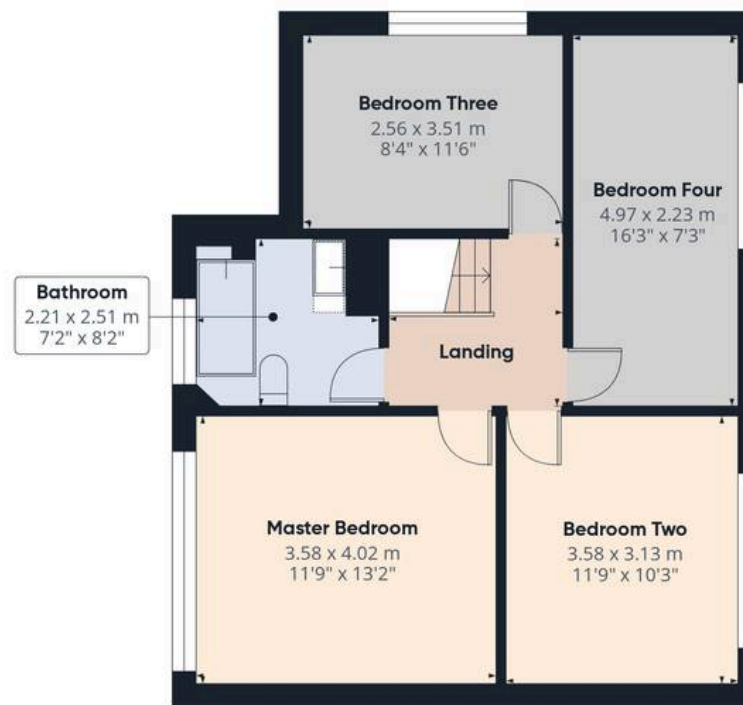
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Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
 134.8 m<sup>2</sup>  
 1451 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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