

HOME  TRUTHS



Linden Grove, Chorley

PR6 7BN



Wonderful and spacious five bedroom detached property on a quiet cul de sac offering over 1500 square feet of versatile accommodation which would support multigenerational living, and within easy reach of town centre amenities, schools and primary transport routes. The block paved driveway can accommodate up to four vehicles and leads to the large vestibule and main entrance. Step into the welcoming hallway with well proportioned living room to the right having gas fire in limestone hearth, and the snug to the left which has also enjoyed life as an additional bedroom and playroom. To the rear, reception three is currently enjoying life as a formal dining room overlooking the garden, and the dining kitchen comprises a range of wall and base units with gas hob, double electric oven and grill and space, power & plumbing for additional appliances. A separate utility room and boot room lead off. Completing the ground floor is bathroom one with fully tiled flooring and elevations, rainfall mixer shower in walk in cubicle, wc, floating wash hand basin and ladder heated towel rail. Step outside onto the large Indian stone terrace in the private rear garden with full access to both sides of the house, and large shed for ample and secure storage. Back inside, stairs lead to the first floor landing with three double bedrooms, a comfortable single and the fifth bedroom currently used as a home office. The family bathroom comprises bath with screen and electric shower over, wc, wash hand basin, ladder heated towel rail and fully tiled elevations and flooring. In a sought after area and with plenty to offer both inside and out, this is a first class family home.

Wonderful and spacious four bedroom detached property on a quiet cul de sac offering over 1500 square feet of versatile accommodation which would support multigenerational living.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Lovely and spacious detached property
- Over 1500 square feet of versatile accommodation
- Five bedrooms
- Virtual tour
- Cul de sac location
- Close to town centre amenities



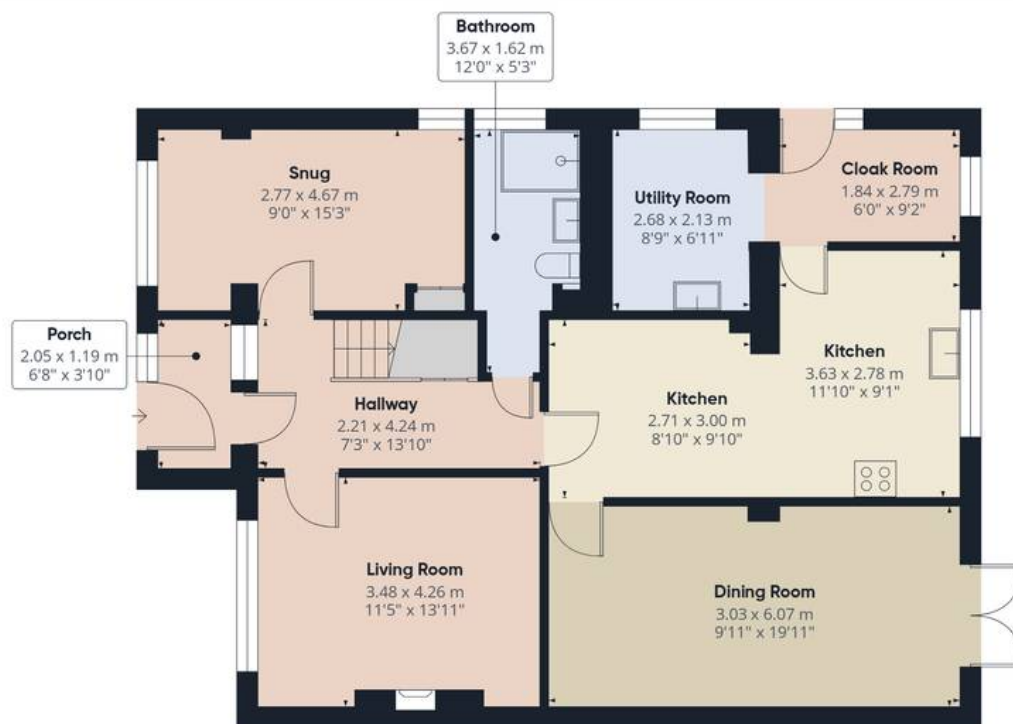
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Floor 1



Floor 2

Approximate total area⁽¹⁾

146.8 m²

1579 ft²

(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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