

HOME  TRUTHS

Burgh Meadows, Chorley

PR7 3LR





Delightful extended four bedroom detached family home tucked away on a quiet cul-de-sac, offering over 1200 square feet of versatile accommodation. With a stunning family room and excellent access to highly regarded schools and town centre amenities, this is a wonderful home designed for modern family living. To the front, the block paviour driveway provides parking for up to three vehicles and benefits from an EV charging point. Step through the main entrance into the welcoming hallway and from there into the spacious living room, offering ample room for both comfortable seating and dining. Leading off is the exceptional garden room, undoubtedly the heart of the home. With its impressive vaulted ceiling, multifuel stove and an abundance of natural light from Velux windows and patio doors overlooking the garden, this superb space provides year-round enjoyment whether relaxing with family or entertaining guests. The breakfast kitchen is fitted with a range of wall and base units complemented by composite work surfaces and a breakfast bar. Integrated appliances include a five burner gas hob, double electric oven and grill, dishwasher and American-style refrigerator. Completing the ground floor are a practical cloakroom comprising wc and wash hand basin on vanity, a separate utility room with space, power and plumbing for additional appliances, and a useful storage area. Step outside into the attractive, low maintenance rear garden where an Indian stone terrace leads to a lazy lawn and a raised decked seating area, perfectly positioned to capture the afternoon and evening sunshine. It is an ideal setting for outdoor dining, entertaining or simply relaxing. Back inside, stairs rise to the first floor landing. The principal bedroom overlooks the rear garden.



Bedroom two currently configured as a dressing room but equally suited as a comfortable fourth bedroom. Bedrooms three and four are well-proportioned singles, ideal for children, guests or home working. Completing the accommodation is the stylish family bathroom comprising a bath with screen and mixer shower over, wash hand basin on vanity, wc, tiled flooring and ladder heated towel rail. Offering flexible living space, stylish presentation and an excellent location, this is a first-class family home ready to be enjoyed.

- Four bedroom detached property
- Cul de sac location
- Over 1200 square feet of accommodation
- Delightful garden room
- Virtual tour
- Close to schools and amenities



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Ecclestone Branch

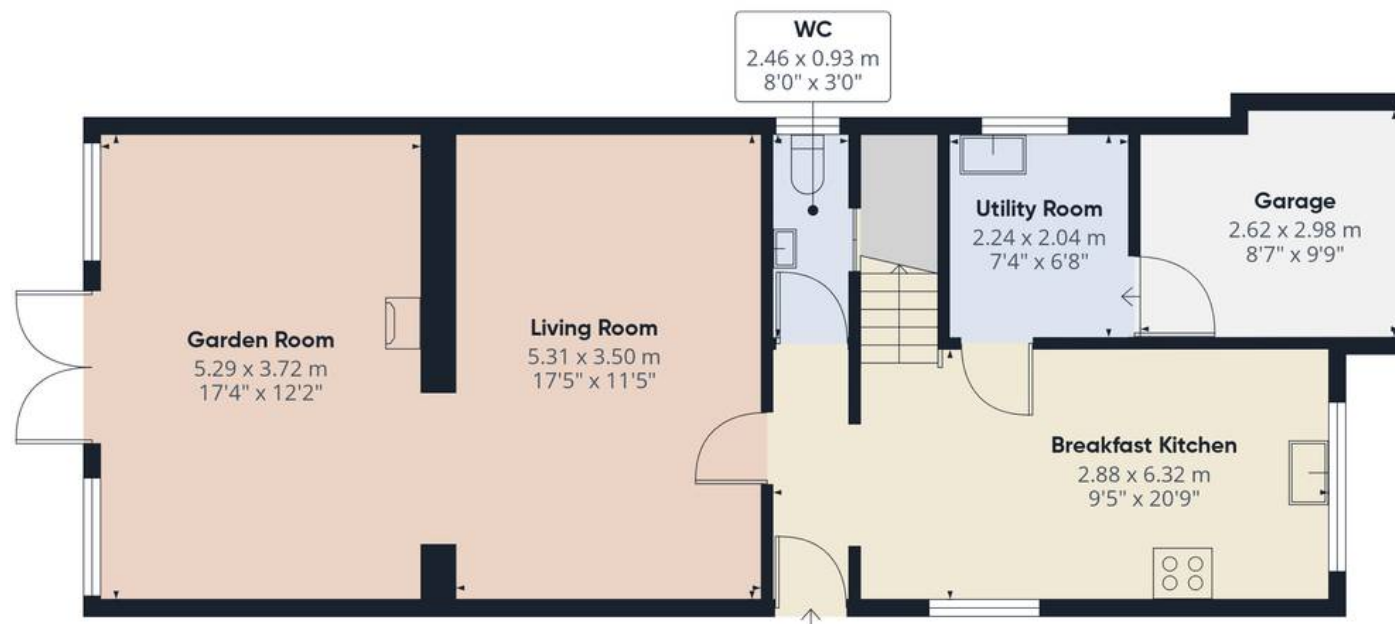
265 The Green, Ecclestone, PR7 5TF
01257 451673

Coppull Branch

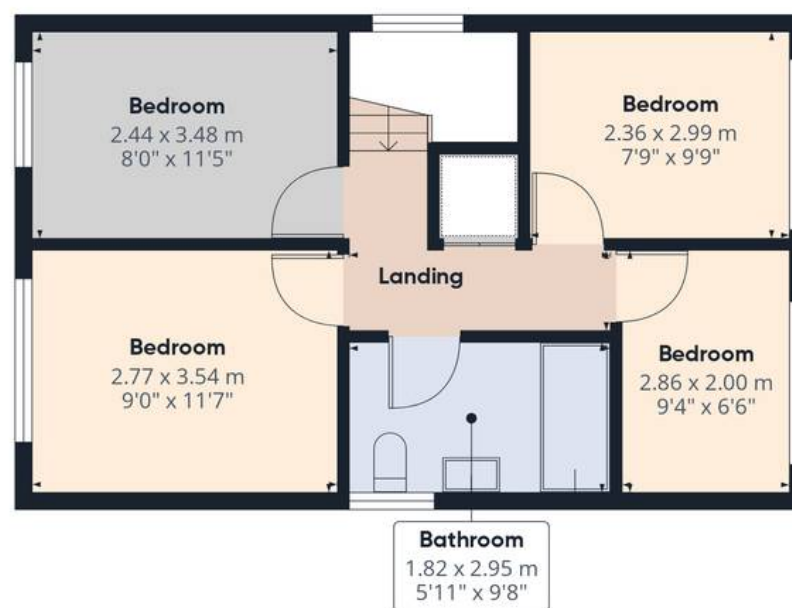
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Floor 1



Floor 2



Approximate total area⁽¹⁾

113.9 m²

1225 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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