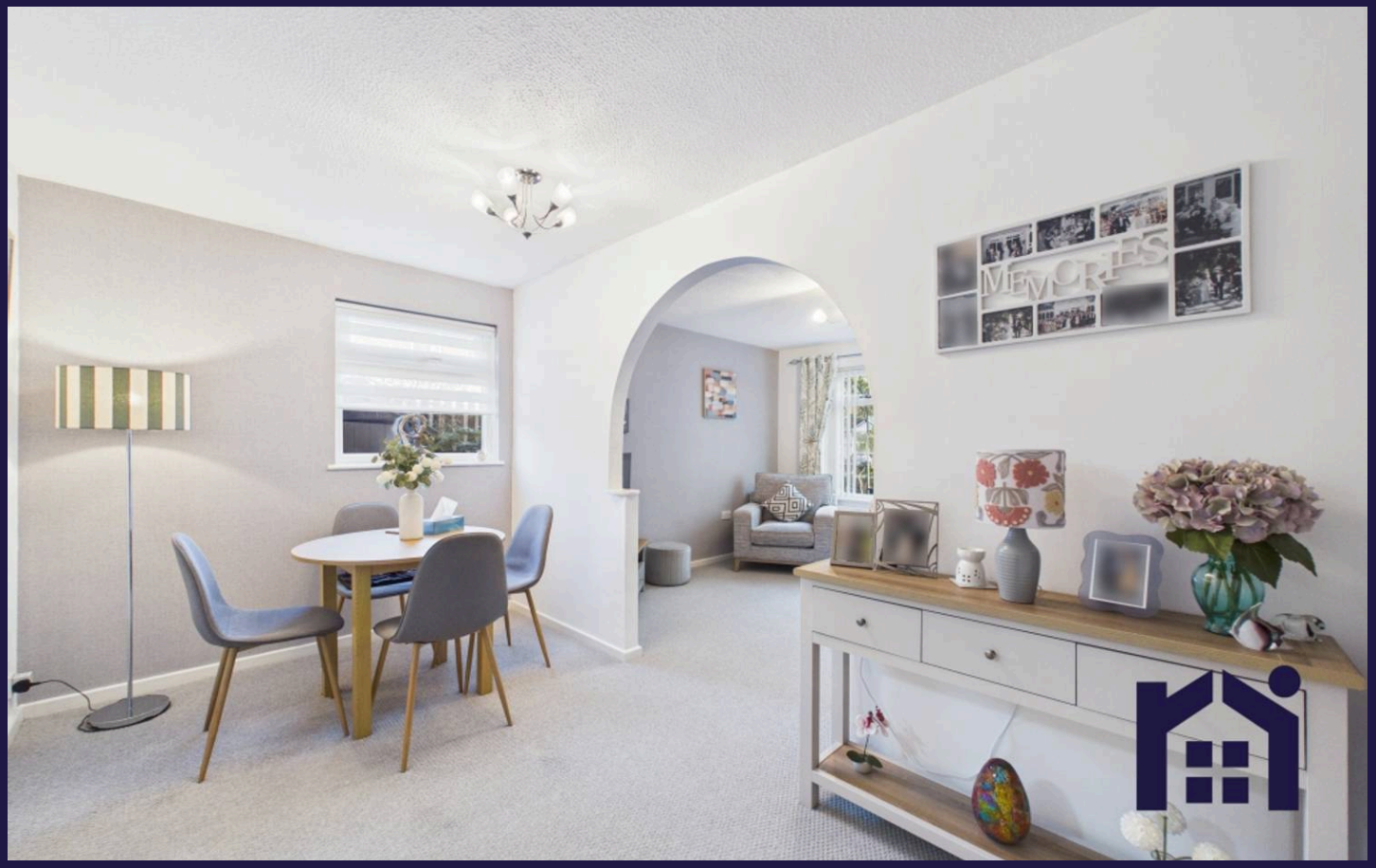

HOME TRUTHS
Broadfields, Chorley
PR7 1XS







Fabulous semi-detached property tucked away on a quiet, leafy cul-de-sac within easy reach of schools and local amenities. Benefiting from three genuine double bedrooms, just shy of 1,000 square feet of well-planned accommodation and a gorgeous established garden, this is a first-class family home with plenty to offer both inside and out.

The block paviour driveway provides parking for two vehicles and leads past useful external storage to the main entrance. Step into the welcoming hallway, with a cloakroom off comprising wc and wash hand basin set on a vanity unit. To the rear, a second hallway provides access to the garden and offers excellent additional storage.

The well-proportioned living room enjoys a lovely outlook over the garden through its picture window, with the dining room adjacent, creating a comfortable arrangement for both everyday family life and entertaining. Leading off, the modern kitchen comprises a range of wall and base units with integrated gas hob, electric oven and grill, together with space, power and plumbing for additional appliances.

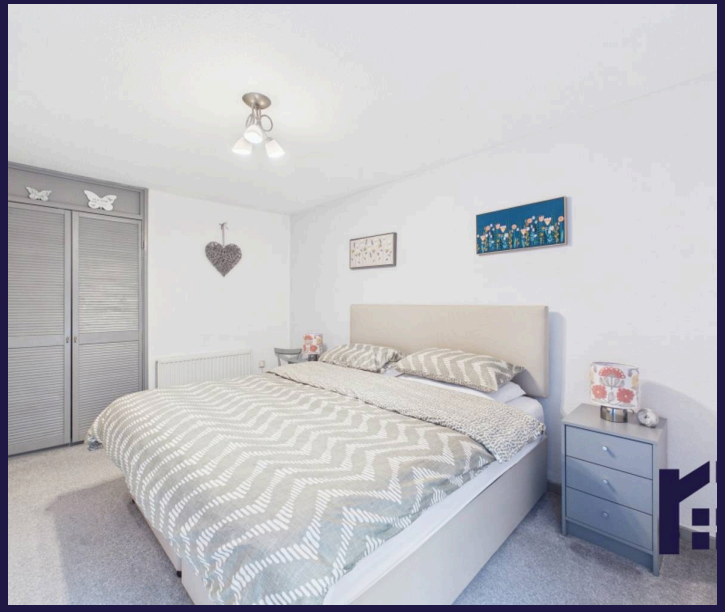
Step outside into the delightful garden, which has been thoughtfully planted to provide colour and interest throughout the seasons. Mature shrubs include mock orange and Venezuelan honeysuckle, where the blackbirds enjoy feasting on the berries. A greenhouse provides shelter for tender plants through the winter months and a productive space for growing during the summer.

Back inside, stairs rise to the first floor landing with airing cupboard and access to the loft. All three bedrooms are comfortable doubles, with two benefiting from built-in storage. The family bathroom comprises bath with screen and electric shower over, wc and wash hand basin.

With its generous bedroom accommodation, practical layout and beautifully established garden, this is a wonderful home in a peaceful yet convenient setting. Do give us a call to arrange a viewing and make it yours.

Council Tax B | EPC C | Freehold





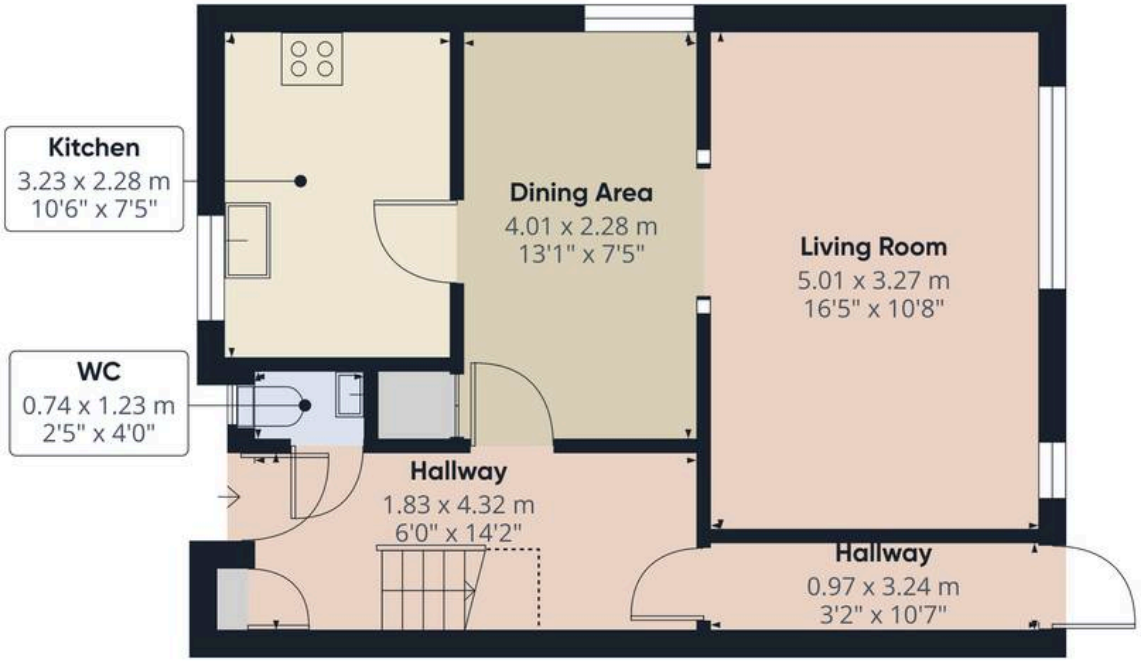


HOME TRUTHS

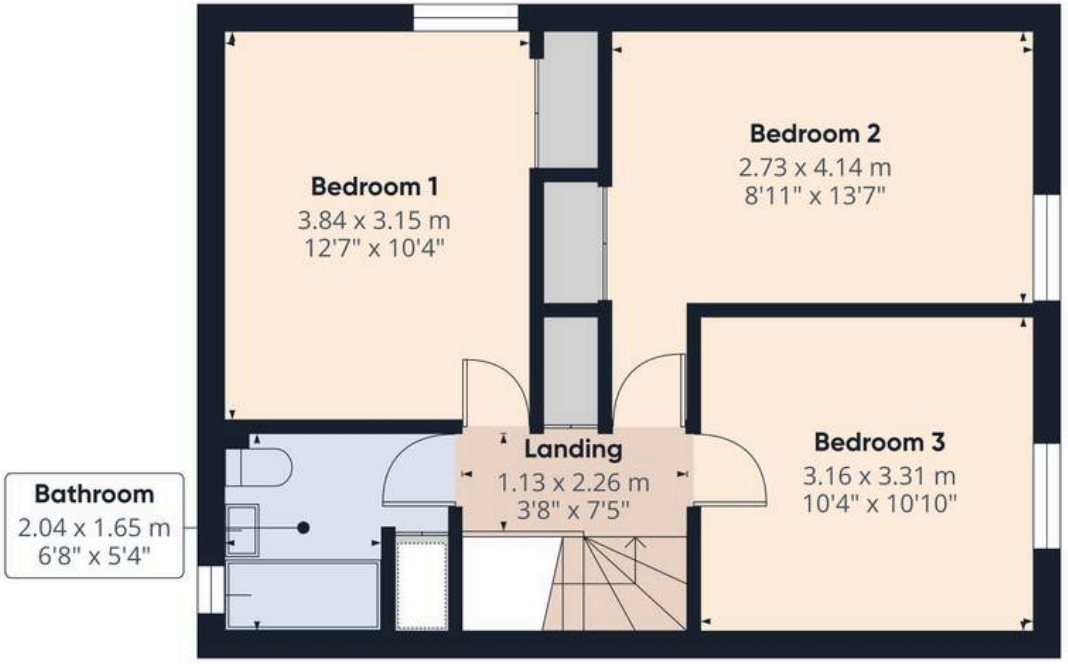
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Floor 1



Floor 2



HOME TRUTHS

Approximate total area(1)

89.9 m²

967 ft²

Reduced headroom

1.3 m²

14 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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