



77 Lakeland Gardens

, Chorley, PR7 2LS

Offers Over £265,000



A THREE BEDROOM TRUE BUNGALOW IN A DESIRABLE LOCATION

This three bedroom detached true bungalow is being brought to the property market in a sought after area of Chorley. Boasting a modern fitted kitchen, spacious reception room and three generously sized bedrooms as well as an enviable garden to the rear. This property would be ideally suited to a small family or couple looking for single storey living. Situated conveniently close to local parks, bus routes, schools and amenities, this home is not one to be missed!

The property comprises briefly; entrance into a welcoming hallway that houses doors on to a modern kitchen, reception room, three piece bathroom suite, two generously sized bedrooms and a main bedroom with en suite shower room. The main bedroom also has French doors leading out to the rear. Externally, to the rear of the property is an enclosed laid to lawn garden with summerhouse and bedding areas. The front of the property has a laid to lawn and off road parking.

For further information, or to arrange a viewing, please contact our Guildhall team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @guildhall_ea and Facebook @guildhallEA



Ground Floor

Entrance Hall 11'6" x 3'4" (3.51m x 1.04m)
UPVC double glazed frosted front door, central heating radiator, coving, loft access, wood effect flooring, doors leading to reception room, three bedrooms and bathroom.

Kitchen 10'5" x 9'10" (3.18m x 3.00m)
UPVC double glazed window, central heating radiator, mix of high gloss wall and base units, laminate worktops, integrated high rise oven, four ring gas hob and extractor hood, glass splashback, composite one and a half bowl sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, spotlights coving, integrated boiler and laminate flooring.

Reception Room 14'2" x 10'11" (4.34m x 3.33m)
UPVC double glazed window, central heating radiator and television point.

Bedroom One 10'11" x 10'9" (3.35m x 3.30m)
Central heating radiator, coving, wood effect flooring, door to en suite and UPVC double glazed French doors to rear.

En Suite 8'7" x 2'11" (2.64m x 0.89m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with traditional taps, electric feed shower, spotlights, part tiled elevations and laminate flooring.

Bedroom Two 10'9" x 10'0" (3.28m x 3.05m)
UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Bedroom Three 8'5" x 7'8" (2.57m x 2.36m)
UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Bathroom 9'4" x 5'1" (2.87m x 1.55m)
UPVC double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead rinse head, spotlights, part tiled elevations, laminate flooring and storage cupboard.

Exterior

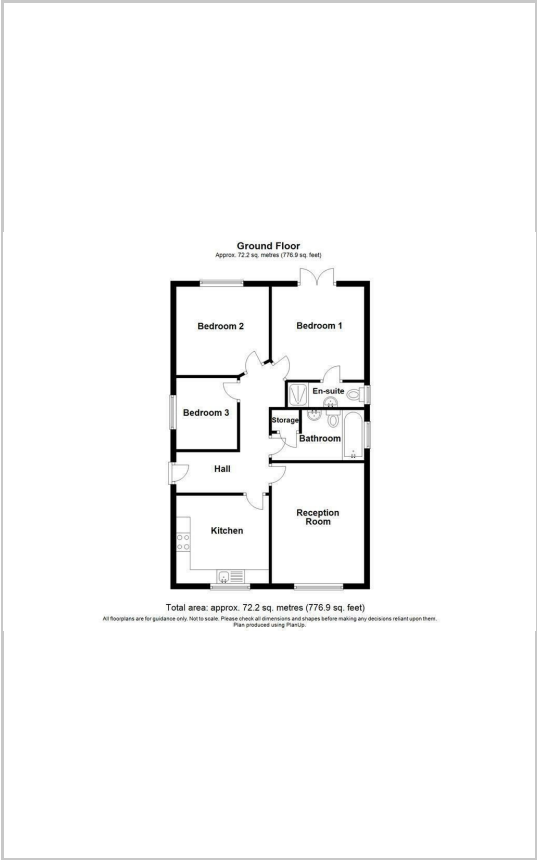
Rear
Enclosed laid to lawn garden with flagged patio, bedding area and summerhouse.

Front
Laid to lawn garden and off road parking.

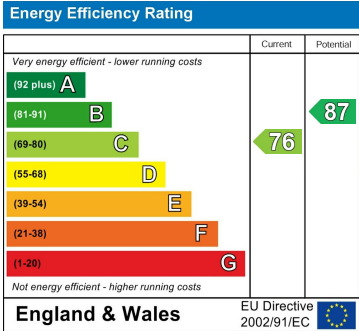
Area Map



Floor Plans



Energy Efficiency Graph



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