



## Hill Cot Bolton Road

, Chorley, PR7 4AJ

**Offers Over £355,000**



Sapphire Homes are pleased offer For Sale this unique and deceptively spacious, two bedroom true bungalow located in a much sought after residential area of Heath Charnock and is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) whilst still enjoying the delights of the stunning local Lancashire countryside and being close to superb local schools and local amenities including Chorley town centre. In brief the property briefly comprises of a welcoming entrance hallway leading to two double bedrooms with the master benefitting from fitted wardrobes and a bay-fronted window, the lounge with feature fire and there is a modern, four piece family bathroom with separate bath and corner shower. Accessed from the lounge to the rear elevation is an immaculately presented kitchen/garden/family room with stunning bi-fold to rear boasting incredible views. The kitchen comes with integrated appliances throughout such as a dishwasher, wall-based oven and two fridge/freezers. The central island accommodates up to four people around the integrated dining table. The rear of the kitchen also has space for a family room taking full advantage of the views. Just off the kitchen is a convenient utility/boot room, additional rear access to the garden and cloakroom / W.C. Externally, to the front of the property is a lawned garden with driveway for multiple cars. This extends to the rear via the gate to the double garage. The rear garden offers spectacular views across farmland and countryside. It also features a laid lawn, well stocked borders, patio, storage sheds and greenhouse area. Early internal is a must to appreciate in full.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Dining / Family Living

Utility Room

W.C.

Bedroom 1

Bedroom 2

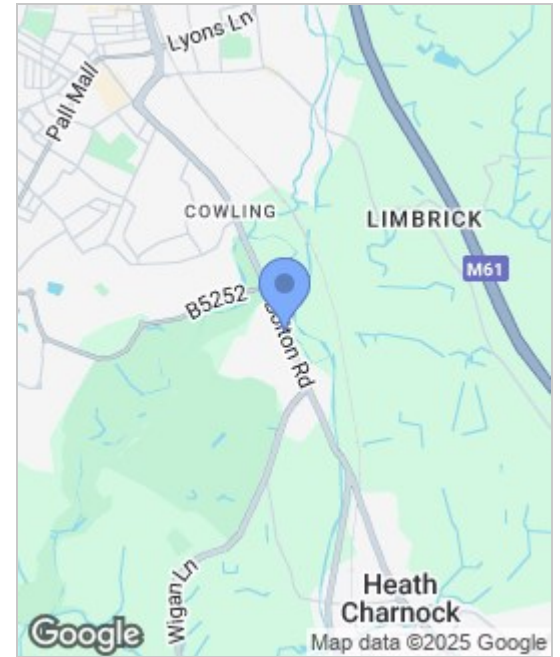
Bathroom

EXTERNAL

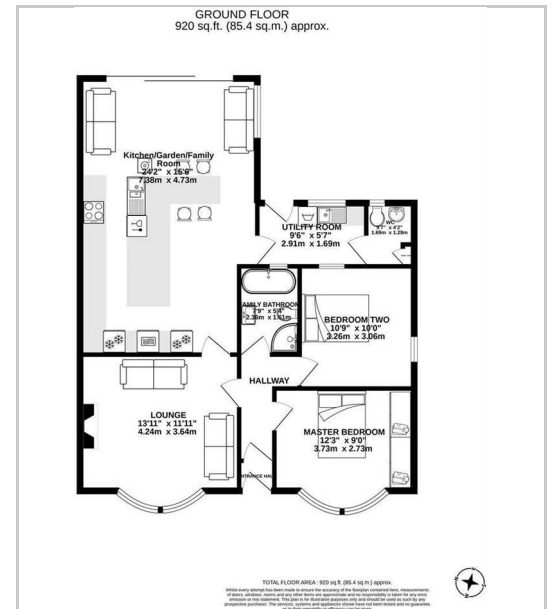
Double Garage

Rear Garden

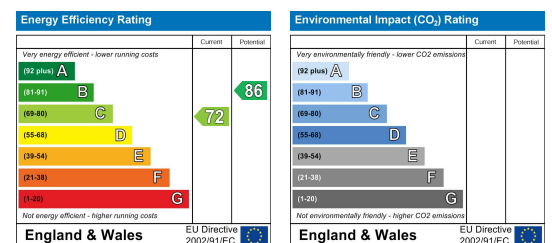
## Area Map



## Floor Plans



## Energy Efficiency Graph



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