



**34 Redwood Drive, Chorley, PR7 3BW**  
**Offers in excess of £230,000**

## The Property Perspective

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PERSPECTIVE

Situated within a popular residential area of Chorley, Redwood Drive offers convenient access to a wide range of local amenities including supermarkets, shops, leisure facilities and well-regarded schools. Chorley town centre is just a short distance away, while excellent transport links via the M61, M6 and nearby rail services make commuting across the North West straightforward. The area is also well placed for enjoying local parks, countryside walks and green spaces, making it an attractive location for families and professionals alike.

Occupying a substantial plot with extensive side gardens, this three-bedroom semi-detached home offers spacious accommodation and excellent outdoor space. The ground floor features a bright living room with double doors opening directly onto the garden, a fitted kitchen with integrated appliances and a convenient ground floor WC. The first floor provides two generous bedrooms and a modern family bathroom, while the second floor is dedicated to an impressive principal bedroom suite complete with a dressing room and private shower room. Externally, the property benefits from a lawned rear garden with patio seating area, a garage and driveway, while the additional side gardens create a fantastic sense of space and offer superb potential for families, entertaining or future landscaping opportunities.

### Front

#### GROUND FLOOR

##### Living Room 15'1" x 12'9" (4.6m x 3.9m)

Carpet, radiator, window to side, double doors to garden, storage under stairs, painted walls.

##### Kitchen 5'10" x 11'9" (1.8m x 3.6m)

Wall mounted and base units, integrated oven, gas hob, extractor, fridge/freezer, space for washing machine and tumble dryer.

##### WC 2'7" x 5'6" (0.8m x 1.7m)

Toilet, sink, storage, mounted mirror, window to front, pebbled floor.

#### FIRST FLOOR

##### Bedroom 10'2" x 12'9" (3.1m x 3.9m)

Front facing, 2 x windows to front, carpet, painted and wallpaper walls, radiator.

##### Bedroom 10'2" to window x 12'9" (3.1m to window x 3.9m)

Rear facing, window to rear, carpet, radiator, painted and wallpaper walls.

##### Bathroom 5'10" x 6'2" (1.8m x 1.9m)

Three piece suite, window to side, tiled floor and walls, mounted mirror, base unit, radiator.

#### SECOND FLOOR

##### Bedroom 14'1" x 12'9" (4.3m x 3.9m)

Front facing, window to front and side, painted and wallpaper walls, radiator, door to dressing room, loft hatch.

##### Dressing Room 8'10" x 3'11" (2.7m x 1.2m)

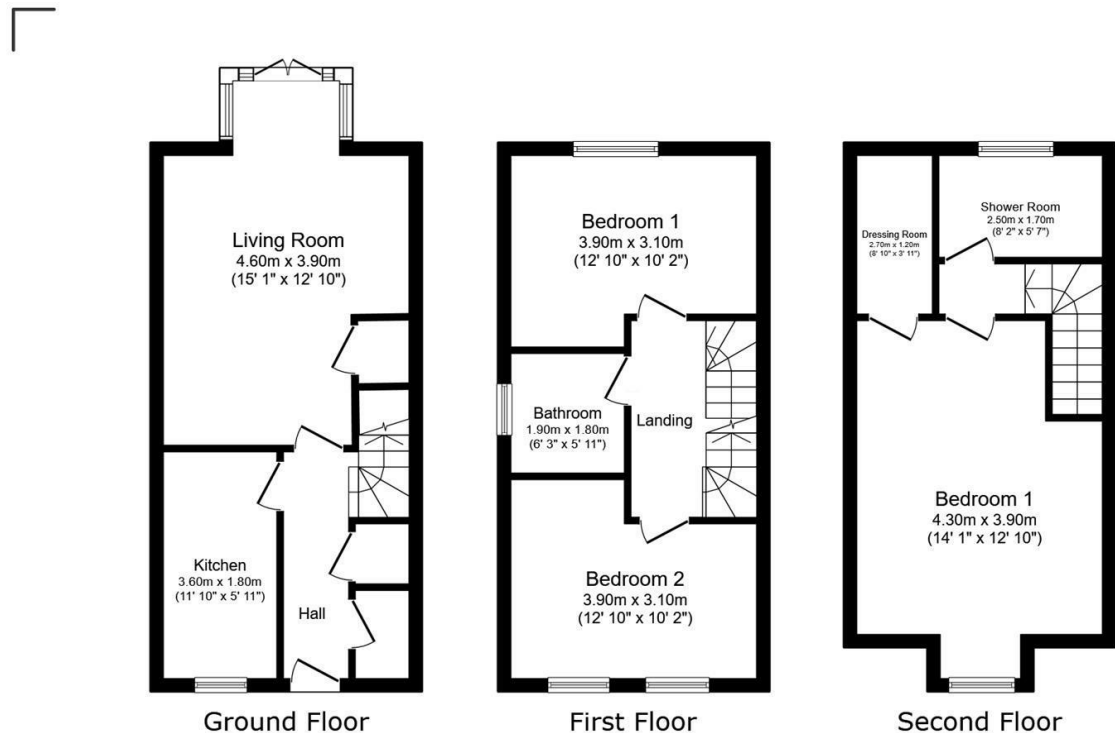
Carpet, painted walls.

##### Shower Room 8'2" x 5'6" (2.5m x 1.7m)

Shower, toilet, sink, tiled walls and floor, heated towel rail.

#### Rear Garden

Patio, lawn, driveway, garage. Side gardens laid to lawn, hedging, flowers.



Total floor area: 97.1 sq.m. (1,045 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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