

Total area: approx. 111.8 sq. metres (1203.8 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.



**9 Waterford Close, Heath Charnock, Chorley, Lancashire, PR6 9JQ**

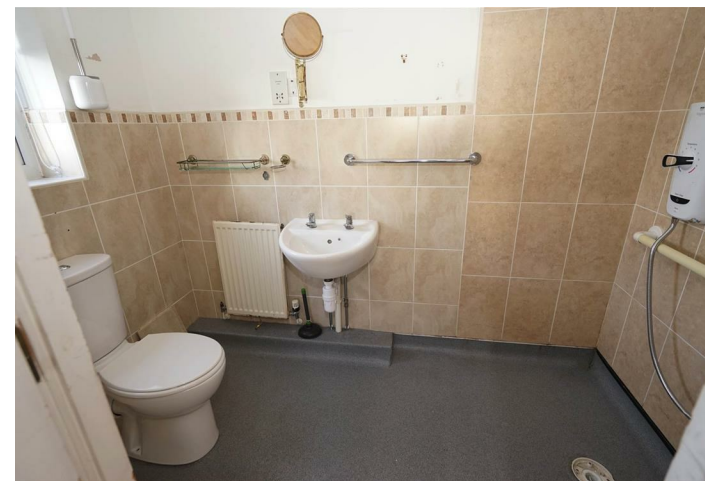
Deceptively spacious detached property set on this highly sought after residential area being sold with no onward chains and vacant possession. Offering excellent accommodation with spacious lounge open plan diner, conservatory, kitchen, utility, wc and office, 4 bedrooms wet room and bathroom. Please note that the property requires decorative updating which is reflected in the asking price.

**Offers In The Region Of £275,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		





Situated on this small sought after development offering excellent access to local amenities, shops, schools and transport links. The property is set on a corner plot of generous proportions and comprises :- Entrance hall, office, cloaks wc, lounge open plan to dining area, conservatory, fitted kitchen and utility. To the first floor there are 4 bedrooms the master having an en-suite wet room, family bathroom and fitted wardrobes to two bedrooms. Outside there is an extensive driveway leading to a detached single garage. Open plan front and side garden, to the rear a private enclosed garden with large patio and raised lawned area. Sold with no chain and vacant possession. Previously adapted for a disabled person some rooms require cosmetic updating. Viewing is essential to appreciate all that is on offer

**Entrance Hall**  
Radiator, stairs, sliding door to Kitchen, uPVC glazed entrance door, door to:

**Office**  
7'1" x 5'6" (2.15m x 1.68m)  
UPVC double glazed window to front, radiator.

**Lounge**  
15'10" x 11'2" (4.82m x 3.40m)  
UPVC double glazed window to front, uPVC double glazed window to side, coal effect

gas fire set in timber surround and marble effect inset and hearth, two double radiators, laminate flooring, open plan to:

**Dining Area**  
9'1" x 9'1" (2.77m x 2.76m)  
Two radiators, laminate flooring, patio door to Conservatory, open plan, door to:

**WC**  
UPVC frosted double glazed window to side, fitted with two piece white suite comprising, wall mounted wash hand basin with tiled splashback and low-level WC, radiator, laminate flooring.

**Kitchen**  
10'10" x 9'2" (3.29m x 2.79m)  
Fitted with a matching range of base and eye level cupboards with worktop space, 1+1/2 bowl sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge, freezer and dishwasher, uPVC double glazed window to rear, built-in under-stairs storage cupboard, double radiator, door to:

**Utility**  
5'7" x 5'0" (1.70m x 1.52m)  
Fitted with a matching range of base with worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted gas boiler serving heating system and domestic hot water, plumbing for washing machine, vinyl flooring, uPVC double glazed door to garden, door to:

**Conservatory**  
Half brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, window to rear, three windows to side, vinyl flooring, double door, door to:

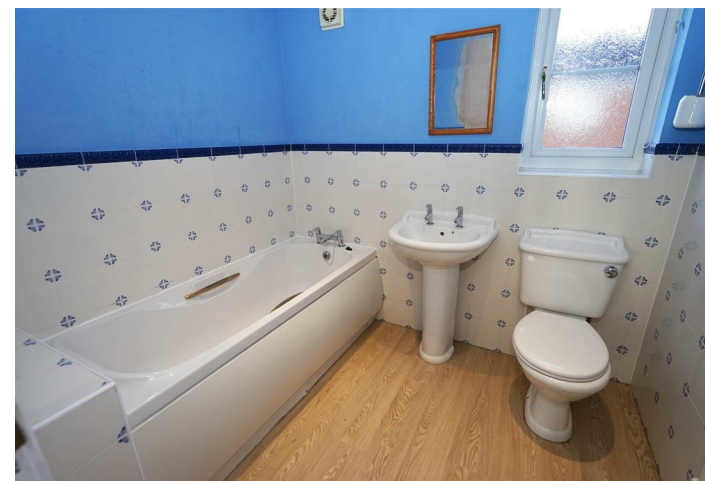
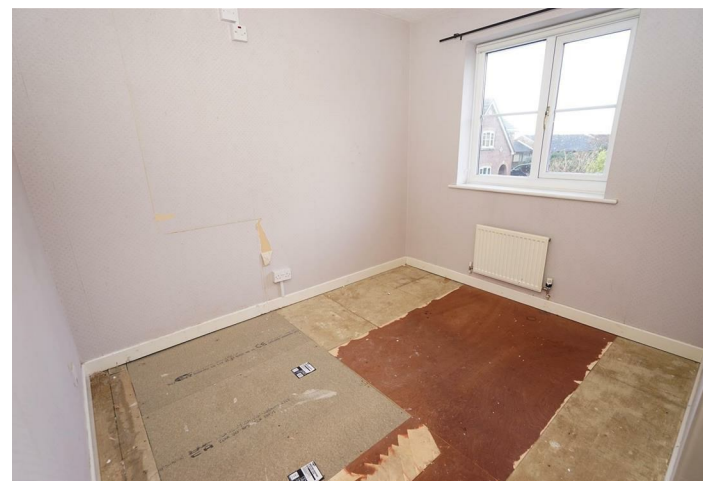
**Landing**  
Door to:

**Bedroom 1**  
11'5" x 11'2" (3.48m x 3.40m)  
UPVC double glazed window to front, built-in storage cupboard, radiator, laminate flooring, open plan to Bedroom 4, door to:

**Wet Room**  
Fitted with three piece white comprising tiled shower area with electric shower, wall mounted wash hand basin, low-level WC and half height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to side.

**Bedroom 2**  
12'5" x 9'3" (3.78m x 2.83m)  
UPVC double glazed window to front, built-in airing cupboard housing, factory lagged hot water cylinder, built-in double wardrobe(s) with hanging rails and shelving, radiator, double door, door to:

**Bedroom 3**  
9'8" x 8'5" (2.94m x 2.57m)  
UPVC double glazed window to rear, fitted



bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, radiator.

**Bedroom 4**  
9'1" x 7'7" (2.77m x 2.32m)  
UPVC double glazed window to rear, radiator.

**Bathroom**  
Fitted with three piece white suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, half height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, vinyl flooring.

**Outside**  
Open plan front and side garden, double width tarmac driveway to the front and side leading to garage and with car parking space for three cars with grassed area and mature flower and shrub borders, paved pathway leading to front entrance door.  
Side and rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with steps up to grassed area, side gated access.

**Garage**  
Detached brick built single garage, Up and over door, door.