

79 The Asshawes, Heath Charnock, Chorley, PR6 9JN



## Offers In The Region Of £250,000

Well presented and extended three-bedroom semi-detached bungalow situated within this highly sought-after village of Heath Charnock. This property offers spacious and flexible accommodation with potential for conversion of the garage to create further living or bedroom accommodation making it ideal for a growing family or those seeking single-floor living. Located within close proximity of excellent travel links and local amenities, including shops, schools, and parks. Viewing is essential to appreciate all that is on offer.

- 3 Bedroom Semi Detached True Bungalow
- Generous Plot
- Fitted Kitchen and Conservatory
- Council Tax Band B
- Extended to the Rear
- Spacious Lounge
- Potential to Convert Garage
- EPC Rating D





Ideally located for access to local amenities, shops, schools and transport links this superb extended true bungalow offers flexible accommodation with conversion potential. Internally the property comprises. Porch, hall, lounge, three generous bedrooms and bathroom, spacious fitted kitchen diner and conservatory over looking the rear garden. There is a larger than average integral garage which offers the potential for a conversion to provide further living or bedroom accommodation should the need arise. Outside there is a extensive driveway to the front and side offering off road parking for a number of vehicles to the rear is a generous plot with multiple patio and gravelled areas. Viewing is essential to appreciate all that is on offer.

### **Porch**

Leaded window to side, leaded window to front, radiator, quarry tiled flooring, part glazed entrance door, door to:

### **Hall**

Door to:

### **Lounge 14'2" x 12'0" (4.32m x 3.66m)**

UPVC double glazed leaded bow window to front, coal effect gas fire set in feature timber surround and marble effect inset and hearth, double radiator, laminate flooring, coving to ceiling, door to:

### **Hallway**

Radiator, laminate flooring, door to:

### **Bathroom**

Fitted with three piece white suite comprising deep panelled bath with electric shower over and folding glass screen, wash hand basin with cupboards under and mixer tap and low-level WC, full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to side, radiator, vinyl flooring.

### **Bedroom 1 11'5" x 12'0" (3.48m x 3.66m)**

UPVC double glazed window to rear, wall mounted gas convection heater, radiator, two wall lights.

### **Bedroom 2 10'0" x 8'1" (3.05m x 2.46m)**

UPVC frosted double glazed window to side, laminate flooring, dado rail.

### **Bedroom 3 10'0" x 11'3" (3.04m x 3.44m)**

UPVC double glazed leaded window to front, radiator, access to part boarded loft space with pull down metal ladder and light connected.





**Kitchen 15'2" x 11'1" (4.62m x 3.38m)**

Fitted with a matching range of base units with contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and freezer, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, double radiator, wall mounted gas convection heater, vinyl flooring, double patio door to garden, double door, door to:

**Conservatory**

Half brick construction with uPVC double glazed windows, glazed polycarbonate roof and power and light connected, window to side, window to front, two windows to rear, laminate tiled flooring, door to:

**Outside**

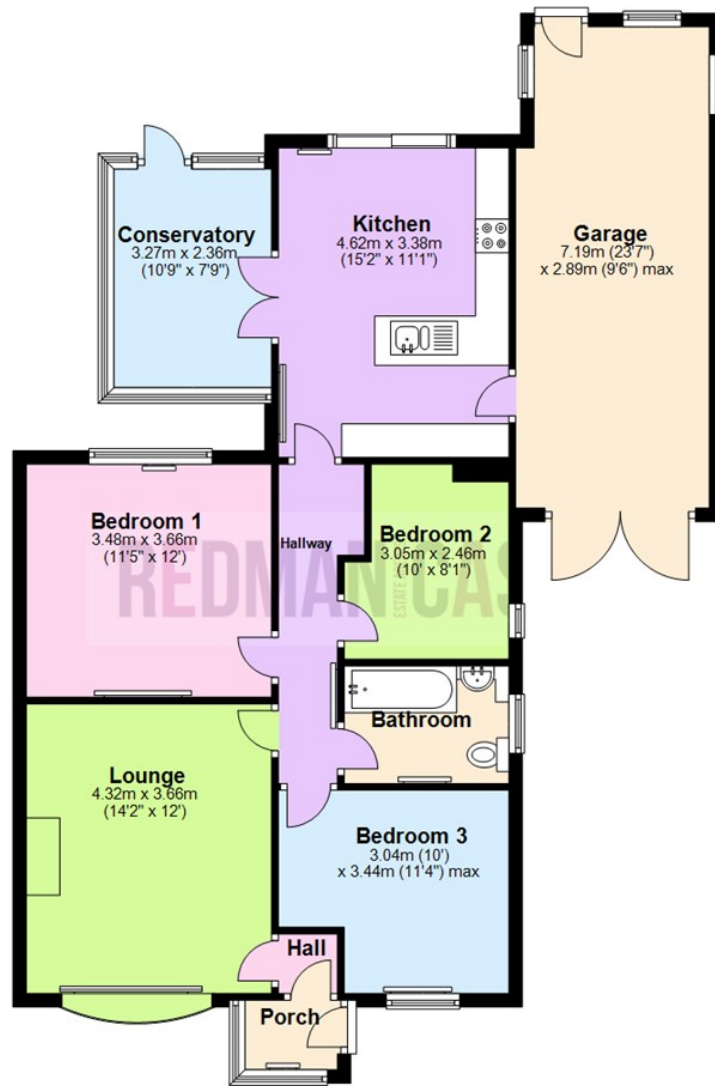
Front garden, block paved driveway to the side leading to garage with lawned area and mature flower and shrub borders, enclosed by mature hedge to front and sides. Rear gardens, enclosed by timber fencing to rear and sides, large sun patio with lawned area and mature flower and shrub borders, timber garden shed.

**Garage 23'7" x 9'6" (7.19m x 2.89m)**

Integral brick built garage with power and light connected, plumbing for washing machine vent for tumble dryer, uPVC frosted double glazed window to rear and to side, frosted window to side, door to rear garden, metal garage door. The garage could be converted to create extra living space or further bedroom accommodation.



# **Ground Floor** Approx. 83.2 sq. metres (895.3 sq. feet)



Total area: approx. 83.2 sq. metres (895.3 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.

## **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 |                            |           |
|                                             | 62                         | 76        |
| <b>England &amp; Wales</b>                  | EU Directive<br>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<br>2002/91/EC |           |

