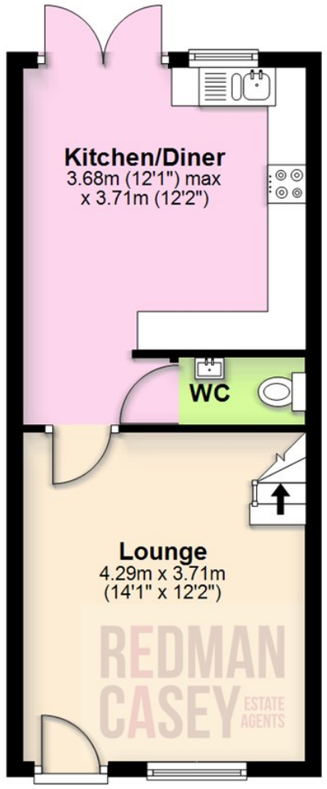
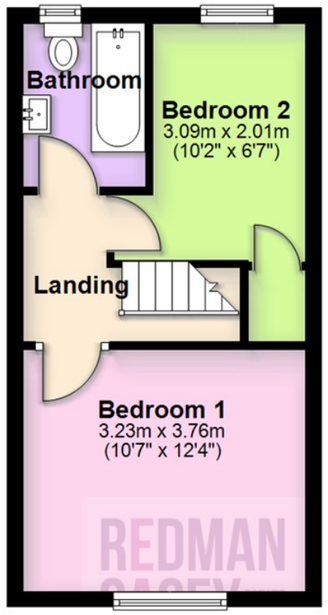
Ground Floor

Approx. 33.6 sq. metres (361.6 sq. feet)



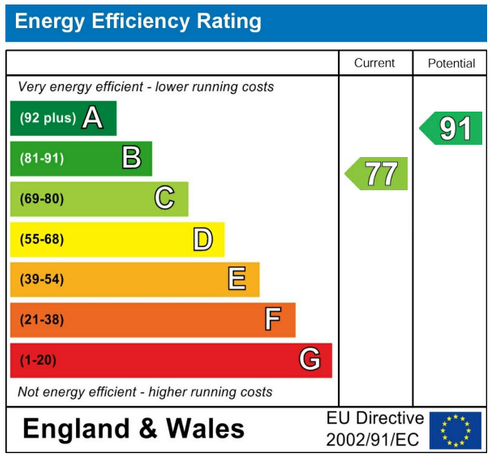
First Floor

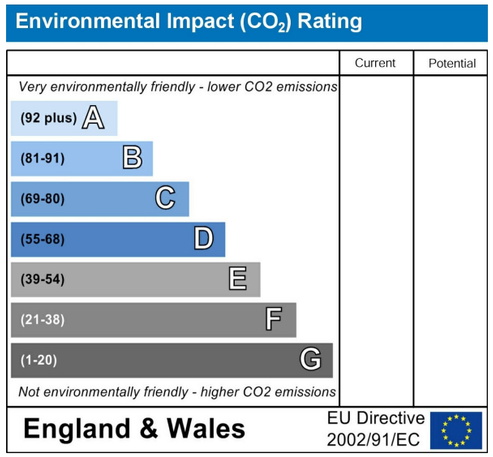
Approx. 27.9 sq. metres (300.8 sq. feet)



Total area: approx. 61.5 sq. metres (662.4 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.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

20 Darlington Close, Chorley, PR6 9FL

Stunning 2 bedroom mid town house located in this highly sought after location, ideally positioned for access to local amenities, shops and canalside walks. The property is in superb condition throughout and is a credit to its owner. Boasting spacious lounge, well equipped dining kitchen, cloakroom wc. To the first floor there are 2 bedrooms with fitted and built in wardrobes / cupboard, modern bathroom fitted with a three piece white suite,. Outside there are open plan front garden area and to the rear a fully enclosed rear garden with patio and lawned area leading to a covered parking area and parking for 2 cars. Viewing is a must to appreciate the condition and location.

Offers In The Region Of £190,000

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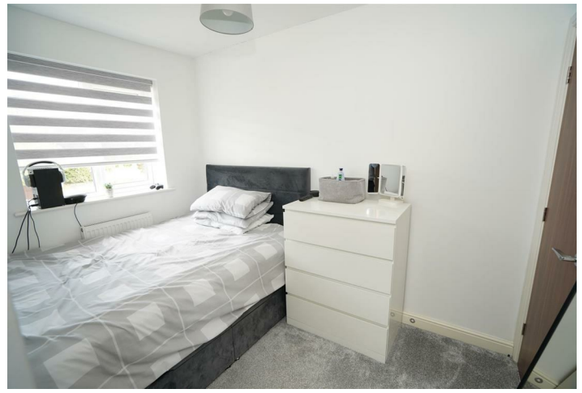

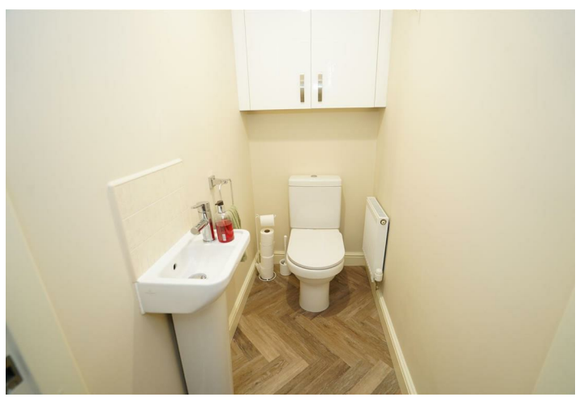

Situated on the edge of Chorley town centre but offering a countryside feel this superbly presented two bedroom mid town house is a must view home. Having been fully decorated and floored to a very high standard the property is in turn key condition and only by internal inspection can the quality of the fit and finish be truly appreciated. The property comprises: Spacious lounge, cloakroom wc, fitted dining kitchen with a range of modern base and eye level units with built in appliances. French doors leading to a private rear garden. To the first floor there is a master bedroom fitted with a range of wardrobes with matching dressing table and drawers. The second bedroom has a built in cupboard for extra storage. Modern bathroom fitted with a three piece white suite with shower over bath. Outside there are open plan gardens to the front with open space leading to a stream, to the rear there is a enclosed garden with lawned area and paved patio, rear gated access leads to a covered parking area and car parking space for two cars (one covered one not) The property is ideally positioned near to the top of a cul de sac and offers a peaceful setting but within easy reach of local amenities shops and the canal. Viewing is by appointment only not to be missed.

Lounge
14'1" x 12'2" (4.29m x 3.71m)
UPVC double glazed window to front, two radiators, coving to ceiling, carpeted stairs to first floor landing, Composite double glazed entrance door, door to:

Kitchen/Diner
12'1" x 12'2" (3.68m x 3.71m)
Fitted with a matching range of cream fronted base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted concealed gas boiler serving heating system and domestic hot water, integrated dishwasher, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in electric fan assisted oven, four ring halogen hob with pull out extractor hood over, uPVC double glazed window to rear, double radiator, Luxury vinyl tiled flooring, ceiling with recessed spotlights, uPVC double glazed french doors to garden, door to:

WC
Fitted with two piece modern white suite comprising, pedestal wash hand basin with mixer tap and low-level WC, tiled splashback, Luxury vinyl tiled flooring.

Landing
Access to insulated loft space with light connected, door to:

Bedroom 1
10'7" x 12'4" (3.23m x 3.76m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with part mirrored sliding doors, hanging rail and shelving, fitted matching dressing table and drawers, radiator, coving to ceiling.

Bedroom 2
10'2" x 6'7" (3.09m x 2.01m)
UPVC double glazed window to rear, built-in over-stairs storage cupboard, radiator, door to:

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to all walls to three walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, heated towel rail, vinyl flooring.

Outside
Open plan front garden with gravelled area, paved pathway leading to front entrance door and shrub borders. Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area and paved pathway, rear gated access to covered parking area with parking space for 2 cars.