



INDEPENDENT ESTATE AGENTS



27 Darlington Close, Chorley, Chorley, PR6 9FL

****REDUCED**** Positioned within an enviable secluded location to the fringe of the Rivington View Estate. Private aspect to the front and extended to provide great versatility. Modern presentation allocated parking and superbly positioned for transport links.

- EXTENDED TO INCLUDE AN ANNEX STYLE AREA WITH PRIVATE ASPECT, IDEAL AS A HOME OFFICE OR TEENAGE SUITE
- ALLOCATED CAR PARKING PLUS ENCLOSED REAR GARDEN AND ADDITIONAL GARDEN AREA TO THE FRONT
- 2.5 MILES TO MOTORWAY JUNCTION
- TUCKED AWAY POSITION PROVIDES EXCELLENT PRIVACY
- JUST OVER 1 MILE TO MAINLINE TRAIN LINK
- IMPRESSIVE LOCATION SURROUNDED BY COUNTRYSIDE AND ALSO BENEFITING FROM CONVENIENT ACCESS INTO A COMMERCIAL TOWN CENTRE

£274,000



27 DARLINGTON CLOSE, CHORLEY, CHORLEY, PR6 9FL

This home offers much more than first expected and includes excellent flexibility to its layout. Positioned within a modern development of a relatively modest size and highly regarded due to its excellent location. Upon entering the development, there is an impressive view of the surrounding countryside in addition to the entrance road running parallel with a stretch of the canal.

Many buyers would look to settle in the area to secure the convenient access to a popular commercial centre and excellent transport connections but also to enjoy the great access into the mass of open countryside. A simple glimpse at a satellite image perfectly illustrates this point. The mainline travel link is just over 1 mile away whilst the motorway link is around 2.5 miles away.

The home is tucked away in one of the most fringe positions within the development which brings with it a greater level of privacy than would otherwise be anticipated.

The extension would be ideal for those working from home and it is worthy of note this area has its own access door whilst being interconnected to the kitchen. Additional uses such as a bedroom or teenage style annexe would be ideal.

For those buyers looking for a property offering something a little different we feel this home will tick many boxes.

The property is Leasehold for a term of 999 years from 1st January 2007. The current Ground Rent is £250 and the Lease provides for a review period every 25 years. The next review is in 2032.

Council Tax is Band C - £1970

THE AREA



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

6' 7" x 4' 2" (2.01m x 1.27m) Stairs to first floor landing

Reception Room 1

13' 1" x 17' 8" (3.99m x 5.38m) Three window.

Ground Floor WC

3' 3" x 6' 1" (0.99m x 1.85m) Tiled finish to the floor. Hand basin. WC.

Utility Area

6' 8" x 6' 5" (2.03m x 1.96m) Glass paneled door. Space for appliances including tall fridge freezer.

Kitchen Diner

9' 5" x 15' 5" (2.87m x 4.70m) Window to the front over the garden area. French doors to the garden. Wall and base units in a cream gloss. Integral gas hob plus oven and extractor, dishwasher. Hardwired CCTV and also audio system.

Reception Room 2

8' 3" (max) x 12' 6" (max) (2.51m x 3.81m) Window to the front. Glass paneled door to the rear. Fitted furniture. Log burner. Understairs store area.

First Floor

Landing Area

15' 5" x 6' 3" (4.70m x 1.91m) Window to the front and window to the rear. Good sized store. Loft access with fitted ladder, lighting and extensive boarding.

Bedroom 1

8' 8" x 12' 6" (not including the door recess) (2.64m x 3.81m) Window to the front. Fitted robes.

En-Suite Shower Room

Window to the rear. WC. Corner hand basin. Shower enclosure.

Bedroom 2

9' 7" x 7' 7" (2.92m x 2.31m) Rear window to the garden. Fitted bedroom furniture including overbed storage dressing table/work station.

Bedroom 3

9' 8" x 7' 6" (2.95m x 2.29m) Window to the front. Fitted bedroom furniture including overbed storage dressing table/work station

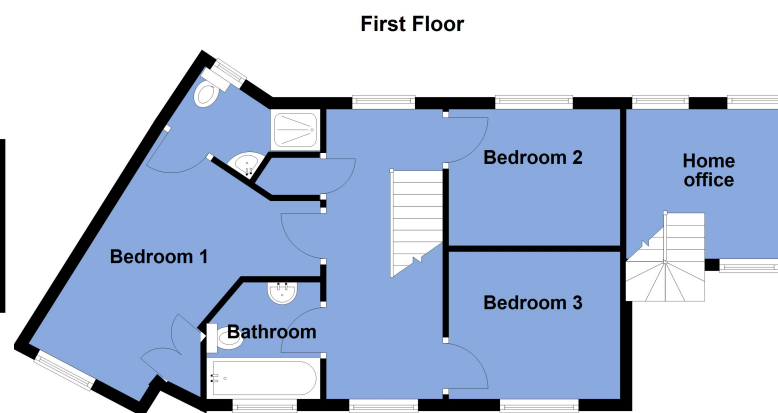
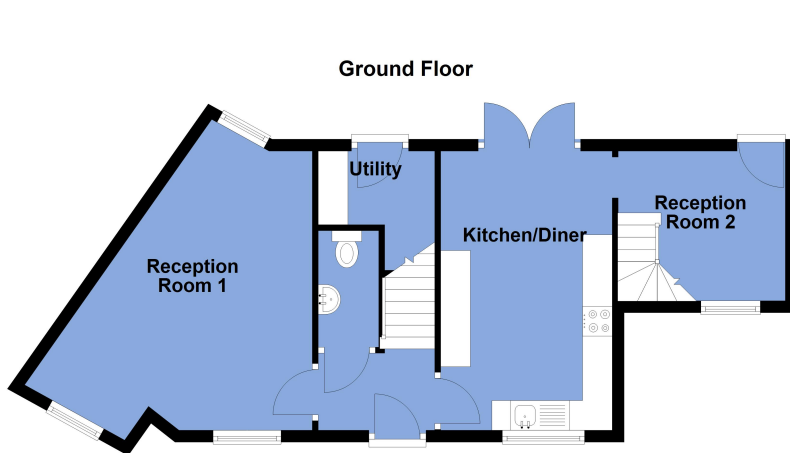
Bathroom

6' 5" (max) x 6' 3" (max) (1.96m x 1.91m) Window to the front. Hand basin on vanity unit. WC. Air jet bath.

Home Office

8' 4" x 12' 7" (2.54m x 3.84m)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	73
		EU Directive 2002/91/EC	

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