



# Chorley Way, Spital

£210,000



LESLEY HOOKS  
ESTATE AGENTS





This inviting and deceptively spacious modern end townhouse is nestled in a highly desirable residential area, boasting picturesque views of expansive farmers' fields to the rear. This charming home is equipped with uPVC double glazing. Upon entering, you're greeted by a welcoming hallway adorned with a handy storage cupboard, perfect for stowing away belongings neatly. The spacious lounge exudes warmth with its feature fireplace, creating a cosy ambiance for relaxation. Seamlessly connected is the dining room, offering an open layout ideal for entertaining or family gatherings. The well-appointed fitted kitchen completes the ground floor, providing a functional space for culinary endeavours. Ascending upstairs, you'll find three inviting bedrooms, each offering comfort and privacy for occupants. A neatly presented bathroom awaits, featuring a pristine three-piece suite in timeless white, catering to both relaxation and practicality. Outside, the property continues to impress with a garage providing convenient parking or additional storage space. The sizable paved garden offers a low-maintenance outdoor retreat, perfect for enjoying al fresco dining or simply soaking in the tranquil surroundings. With the added benefit of no onward chain, this delightful home presents an opportunity for a seamless transition into modern living in a coveted location. Don't miss out on the chance to make this property your own and experience the epitome of contemporary suburban living. Council tax band B. Freehold.



#### **Hallway**

11'6" (3.51m) x 6'2" (1.88m)

#### **Lounge**

16'4" (4.98m) x 15'6" (4.72m)

#### **Dining Room**

15'0" (4.57m) x 7'6" (2.29m)

#### **Kitchen**

8'11" (2.72m) x 7'7" (2.31m)



#### **Bedroom One**

12'5" (3.78m) x 8'9" (2.67m)

#### **Bedroom Two**

9'2" (2.79m) x 9'0" (2.74m)

#### **Bedroom Three**

8'10" (2.69m) x 5'11" (1.8m)

#### **Bathroom**

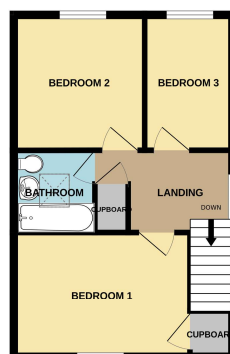
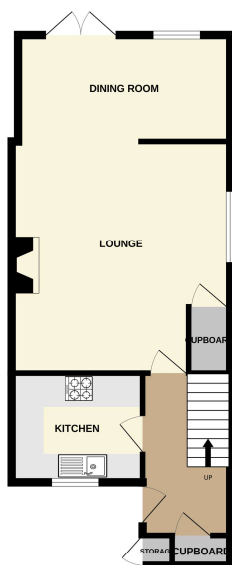
5'10" (1.78m) x 5'9" (1.75m)





GROUND FLOOR  
637 sq. ft. (59.2 sq. m.) approx.

1ST FLOOR  
372 sq. ft. (34.6 sq. m.) approx.



TOTAL FLOOR AREA - 1009 sq. ft. (93.7 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 6/2024

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