



Hunts Field

Clayton-Le-Woods, PR6 7TT

PRICE £150,000



Spacious true bungalow with conservatory, large lounge, low maintenance rear garden available with no upward chain. To the front the garden is mainly laid to lawn and the driveway, which can accommodate a number of vehicles leads to the main entrance. Step into the hallway with bathroom to the right comprising bath with mixer shower over, screen, wash hand basin in vanity and wc. To the front are both bedrooms the larger of which benefits from a bay window, and both can accommodate a double bed. To the rear the lounge has gas fire in hearth and opens to the conservatory overlooking the garden. Finally, the breakfast kitchen comprises a range of wall and base units, breakfast bar, gas hob, electric oven, Main combi boiler and space, power and plumbing for other appliances. Outside, the rear garden is just built for relaxation and entertainment with the minimum of upkeep so you can enjoy the afternoon sunshine without having to mow the lawn. Close to primary transport routes, excellent schools and within easy reach of both local amenities and Chorley town centre, as well as being a lovely home this presents an excellent investment opportunity and would generate c 5% return. Do give us a call to arrange a viewing and make it yours. EPC D, Council Tax B, Freehold.



- True bungalow
- Spacious lounge
- Conservatory

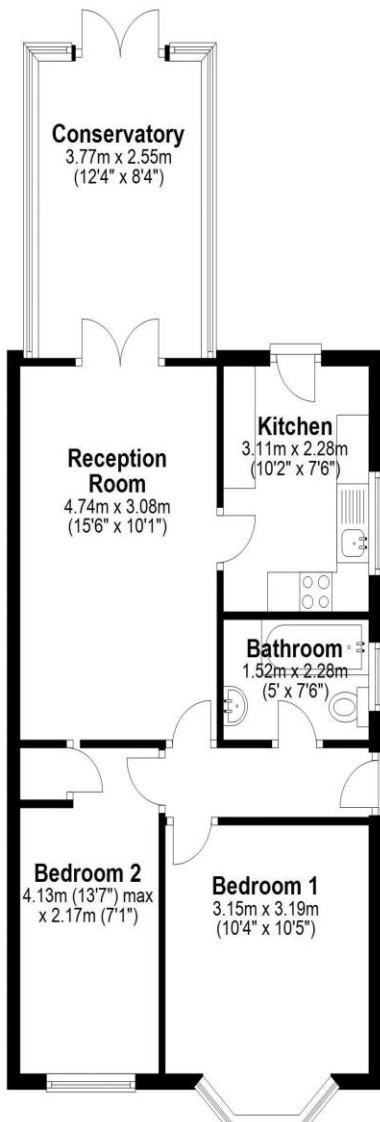
- Two bedrooms
- Low maintenance rear garden
- No upward chain

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)

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## Ground Floor

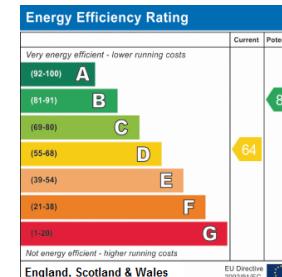
Approx. 59.0 sq. metres (635.4 sq. feet)



Total area: approx. 59.0 sq. metres (635.4 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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