



# Merefield

Astley Village, Lancashire, PR7 1UR





Tucked away in a secluded location on a large plot bordering woodland, this individual detached four bedroom property offers immense potential to become a stylish, modern family home within easy reach of Chorley town centre and primary transport routes. Available with no upward chain. The long driveway leads to two double garages with ample additional parking and to the main entrance. Step into the hallway with cloakroom comprising wash hand basin and wc. The kitchen houses a range of wall and base units with space, power and plumbing for appliances and leads to a utility room which in turn gives on to one of the garages with workshop area and door to the side garden. The open plan reception rooms are divided naturally by a brick full height fireplace and offer both dining and lounge areas with the latter having patio doors opening to a terrace. Leading off is a good sized home office also with views over the garden. Completing the ground floor and giving the property a great deal of versatility is a good sized double bedroom with en suite comprising wash hand basin, wc and corner bath with mixer shower over. Outside, the gardens are mainly laid to lawn with a number of private terraces to enjoy at differing times of the day, and borders with mature planting. Overlooking the woodland in Astley Park, the gardens are full of birdsong and are the perfect place to relax and





- No upward chain
- Individual detached property
- Corner plot

- Four bedrooms
- Video tour
- Scope for development

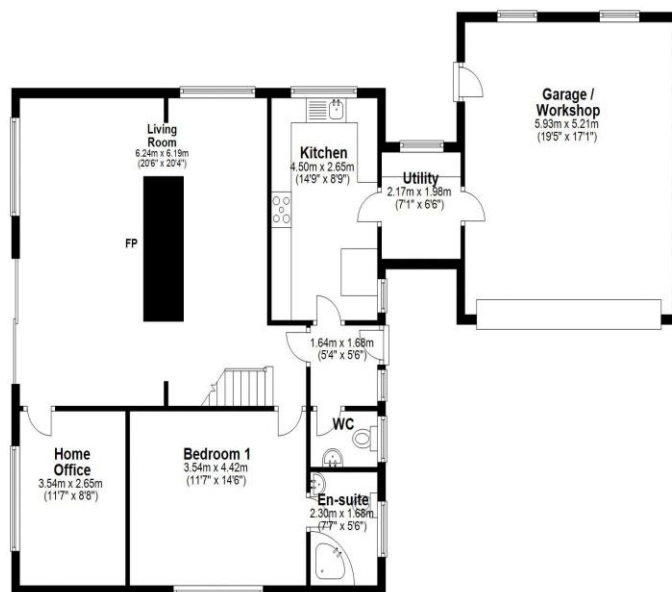
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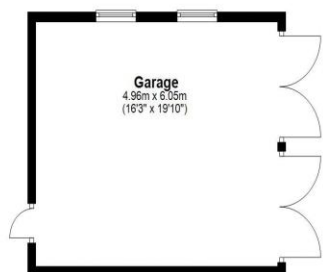
  
**HOME TRUTHS**  
SALES AND LETTING AGENT



**Ground Floor**  
Approx. 194.0 sq. metres (1657.4 sq. feet)



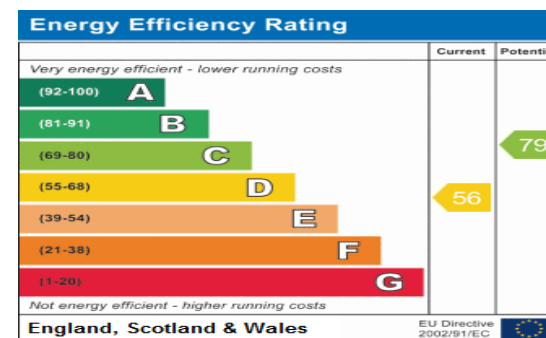
**First Floor**  
Approx. 64.1 sq. metres (689.7 sq. feet)



Total area: approx. 218.1 sq. metres (2347.1 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.



Reference:  
Merefield, Chorley



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