

P.O.A
£325,000

Bolton Road, Abbey Village,
Chorley PR6



- **PHASE 1 RELEASE SIX 4 & 5 BEDROOM FAMILY HOMES IN ABBEY VILLAGE**
- ****HIGH QUALITY BUILD**ENERGY EFFICIENT PROPERTIES**
- **Easy Access of Motorway, Chorley Town Centre & Amenities**
- **Generously Proportioned Thoughtfully Planned Accommodation**
- **Predicted EPC Rating A..**



Farrell Heyworth, in conjunction with Roxford Homes are delighted to release this highly anticipated development. Set in the ever popular Abbey village. Phase 1 offers 6 detached family homes.

Plot 6 – The Roddlesworth 1209sqft is the perfect semi-detached family home, with space in mind, comprising four fantastic sized bedrooms.

This beautiful family home consists of a welcoming hallway, lounge, open plan kitchen family/dining area and a ground floor wc.

To the first floor there are three good sized bedrooms, en-suite to master bedroom and a beautiful three piece family bathroom suite. To the second floor there is a well-appointed bedroom.

Externally there is driveway parking, a detached single garage plus gardens to the front and rear.

The site is situated in the sought after village of Abbey Village, on the outskirts of Chorley. The location, nestled amongst rolling countryside and offers a charming semi-rural setting with some of the finest countryside Lancashire has to offer on the doorstep. Excellent access to the local motorway network (Junction 8 of the M61 and Junction 3 M65) ensures an easy commute to Manchester, Preston and Blackburn.

Please note that the images are for illustration purposes only.

Ground Floor

Living Room 4.58m (15'1") x 2.81m (9'3")
 Kitchen/Dining/Family Room 4.95m (16'2") x 4.47m (14'8")
 WC 1.80m (5'11") x 0.90m (2'11")

First Floor

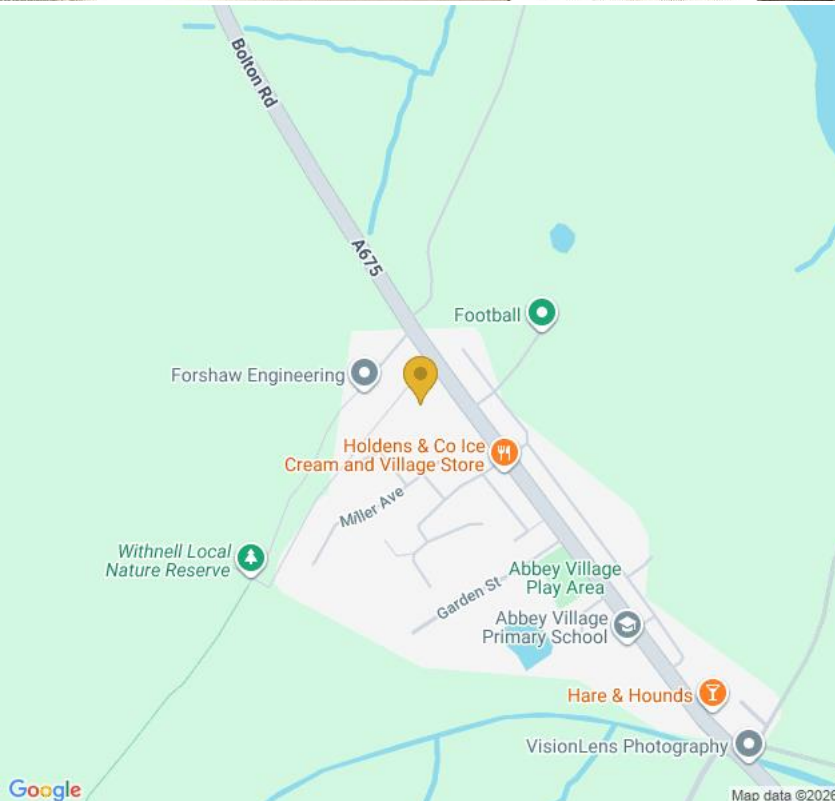
Master Bedroom 3.84m (12'7") x 3.04m (9'11")
 En suite 2.16m (7'11") x 1.18m (3'10")
 Bedroom Three 2.96m (9'8") x 2.92m (9'7")
 Bedroom Four 2.95m (9'8") x 1.83m (6'0")
 Bathroom 2.16m (7'11") x 1.70m (5'7")

Second Floor

Bedroom Two 3.92m (12'10") x 3.27m (10'9")

Tenure: Freehold

Council Tax: Band To be confirmed



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All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

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