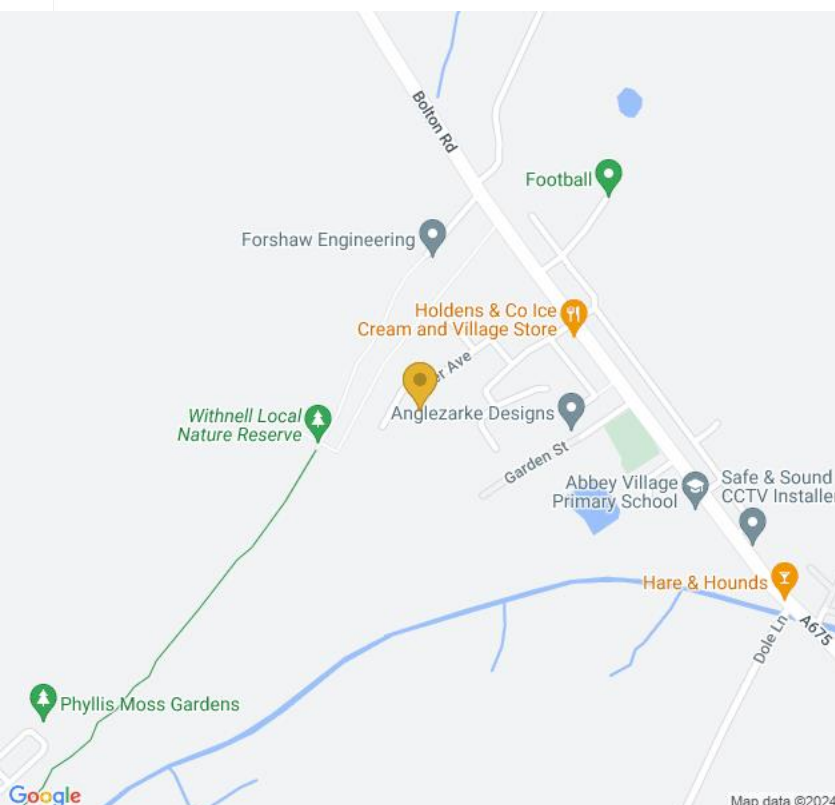




£345,000

Miller Avenue, Abbey  
Village, Chorley PR6

**Farrell  
Heyworth**  
Sales & Lettings



**Farrell  
Heyworth**  
Sales & Lettings

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- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Extended Detached True Bungalow in the Rural Abbey Village**
- **Fantastic Countryside Views & Direct Access to Country Walk**
- **Versatile Living With Two Receptions Or Two Further Bedrooms**
- **Bathroom, En Suite, Garage & Storage Room, Ample Parking**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

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.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**EPC D**

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





Impressive extended and detached true bungalow with fantastic views to the rear. Abbey Village is the ideal village location, keen walkers will be impressed by the trails on offer, one of which is situated directly behind the property with a back drop of beautiful countryside.

Abbey Village primary school is situated in the village along with a collection of other good schools close-by. The village offers the best of both worlds, while being semi-rural yet only moments away from the main road providing access to all major motorway networks, ideal for commuters.

In brief the versatile accommodation comprises porch, hallway, two separate reception rooms, dining area, conservatory, fitted kitchen, master bedroom with en suite and second bedroom with a separate bathroom.

Externally to the front is a great size driveway with ample off road parking for several vehicles, single garage, the second garage is currently being used for storage, to the rear are two areas the first being a paved area and the second is a garden area which provides the excellent countryside views and has direct access to the countryside walk.

Tenure: Freehold  
Council Tax: Band D









