



REGISTERED OFFICE

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Grimeford Lane, Chorley, PR6 9HL



Offers over £125,000

Stop! This is one to go and see! Grimeford Lane is a delightful garden fronted mid terraced which sits on an attractive residential lane. The rural surroundings are peaceful and lush, lower Rivington Reservoir is close by which is perfect for plodding around in your Hunters and keeping cosy in your Barbour. Although you may have the countryside at your feet you have the best of both worlds here, with a vast array of daily amenities at the nearing towns of Horwich and Anderton, not to mention the M61 motorway minutes away and bus routes along Bolton Road for ease of travelling. The location isn't the only positive to boast about as inside you will find a cosy yet spacious home, with two reception rooms both with feature fireplaces and interlinking french doors, offering you privacy or space whenever you need it and an eye catching newly fitted modern kitchen. Upstairs there are two very roomy and bright double bedrooms along with an attractive new bathroom suite. If that wasn't enough outside you will find a very well sized rear garden with paved, decked and grassed areas with open views stretching as far as the eye can see. This a true gem. Please call to arrange a viewing on 0161 788 0909.

Reception 1
13'11x12'2 (4.24mx3.71m)



Window to front aspect. Gas fire and surround. Laminate flooring throughout. Radiator and power points.

Reception 2
13'10x13'2 (4.22mx4.01m)



Window to rear aspect. Gas fire and surround. Stairs to 1st floor. Laminate flooring throughout. Radiator and power points.

Kitchen
9'11x6'0 (3.02mx1.83m)



Floor standing and wall mounted units in light wood effect and black worktops. Integrated oven and gas hob. Window and external door to side aspect. Vinyl flooring.

Bathroom
5'11x5'3 (1.80mx1.60m)



White freestanding ball and claw bath with shower over, sink and wc. Tiled walls and vinyl flooring. Window to side aspect.

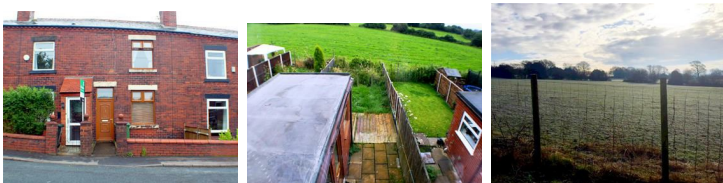
Bedroom 1
13'11x12'1 (4.24mx3.68m)

Window to front aspect. Laminate flooring. Radiator and power points.

Bedroom 2
13'3x10'9 (4.04mx3.28m)

Window to rear aspect. Laminate flooring. Cupboard with boiler and storage space. Radiator and power points.

External



Front and rear grassed, decked and paved gardens.

