

TO LET

3, Comet Close, Chorley, PR7 3BF

REGAN & HALLWORTH
The Professional Estate & Letting Agents



3, Comet Close, Chorley, PR7 3BF

Outstanding three bed detached modern build property located in the heart of Chorley.



- Outstanding detached family home
- Great sized reception room
- Three spacious bedrooms
- Large gardens / driveway / garage
- Set on a quiet cul-de-sac
- Open plan kitchen / dining room
- Family bathroom / en-suite
- 969 SQ. FT.

Now available for LET is this deceptively spacious three bed detached family home. Comet Close is situated on a quiet cul-de-sac on a modern development in the heart of Chorley. The property boasts excellent access to all the amenities Chorley has to offer including bus and train station. It also offers excellent access to a range of outstanding schools for all ages and is just a short drive to several major motorway networks.

Internally the spacious accommodation is set over two floors and briefly comprises of centrally located entrance hallway, large formal lounge with patio doors leading out onto the rear gardens, cloak room wc, modern open plan kitchen / dining area with the kitchen boasting a range of wall, base and drawer units along with cooker and then a good-sized utility room with access door out onto the patio area. Up on the first floor the landing opens to give access to a good-sized master double bedroom located to the front of the property with modern fitted en-suite shower room. There is a second good sized double bedroom to the side, smaller double bedroom located to the rear and then a modern fitted family bathroom comprising of wc, sink unit and bath.

Externally Comet Close boasts a low maintenance front garden with driveway leading to a single garage with up and over door. To the rear there is a large, private and enclosed garden with lawn and patio, ideal for the growing family. Given the size of garden to the rear Comet Close could easily be extended to create a large open plan orangery, all subject to obtaining local planning. Internal inspection is highly recommended to truly appreciate the properties deceptive size and superb location.







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TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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WIGAN OFFICE

10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street,
Standish, WN6 OHL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com

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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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www.reganandhallworth.com