



**redrose**

**18 Berry Avenue**

Whittle-le-woods, Chorley, PR6 7FX

FREEHOLD. Set on a corner plot, this gorgeous Redrow home is perfect for a growing family. Beautifully presented throughout with fantastic kitchen/diner/family space to the rear, 4 great size bedrooms, large family lounge and beautiful garden. This property also benefits from an extended driveway th...

**Offers In Excess Of £435,000**

EPC Rating '84'







## Property Description

### OUTSIDE FRONT

Beautiful front aspect with lawn and mature front garden, driveway leading to single garage, side access, rear gate and pathway to front door.

### HALLWAY

Door leading to bright entrance hallway with panelled doors leading to ground floor rooms, stairs to first floor, ceiling light point and radiator. Amtico flooring.

### LOUNGE

16' 10" x 11' 10" (5.15m x 3.63m) Spacious lounge with panelled door to hallway, feature fireplace, double glazed window to front aspect, ceiling light point and radiator.

### KITCHEN, DINING FAMILY ROOM

24' 11" x 12' 6" (7.62m x 3.82m) Lovely open plan space with patio doors onto rear garden, panelled door to hallway, radiator and downlights. A really great family and entertaining space. The kitchen has a range of wall and base units in a gloss finish with integrated dishwasher,







fridge/freezer, oven including integrated microwave and 4 ring gas hob. Double glazed window to rear garden and panelled door leading to utility room. The kitchen is open plan leading to a large dining/family room with a beautiful tiled flooring.

#### UTILITY ROOM

6' 7" x 5' 8" (2.02m x 1.75m) Tiled flooring, range of wall and base units with stainless steel sink, door leading to driveway and garage, downlights, space for washing machine and tumble dryer.



#### CLOAKROOM

5' 8" x 4' 2" (1.75m x 1.28m) Panelled door leading to hallway, double glazed window to front, radiator, ceiling light point, WC and wash hand basin.

#### FIRST FLOOR

Landing with stairs leading to all first floor rooms, loft hatch access, ceiling light point and radiator.

#### MASTER BEDROOM

14' 0" x 13' 7" (4.29m x 4.16m) Large master suite with double glazed window to front aspect, fitted wardrobes, ceiling light point, radiator and panelled door to en-suite shower room.

#### EN-SUITE

7' 8" x 4' 2" (2.35m x 1.29m) Three piece suite including fully tiled shower cubicle, WC, wash hand basin, ceiling light point, shaver point, radiator and double glazed window to side aspect.



#### BEDROOM TWO

12' 7" x 10' 9" (3.84m x 3.29m) Panelled door to hallway, fitted wardrobes, double glazed window to front aspect, ceiling light point and radiator.

#### BEDROOM 3

11' 2" x 9' 8" (3.41m x 2.95m) Panelled door to hallway, double glazed window to rear, ceiling light point and radiator.

#### BEDROOM 4

9' 1" x 7' 6" (2.78m x 2.29m) Panelled door to hallway, double glazed window to rear, ceiling light point and radiator.

#### FAMILY BATHROOM

10' 9" x 5' 8" (3.30m x 1.77m) Three piece bathroom suite with bath, shower over and glass shower screen. WC and wash hand basin. Tiled flooring, ceiling light point and double glazed window to side aspect.





#### OUTSIDE REAR

Beautifully maintained rear garden with immaculate lawn area and borders. Extended patio area and gate access to the side of the property.

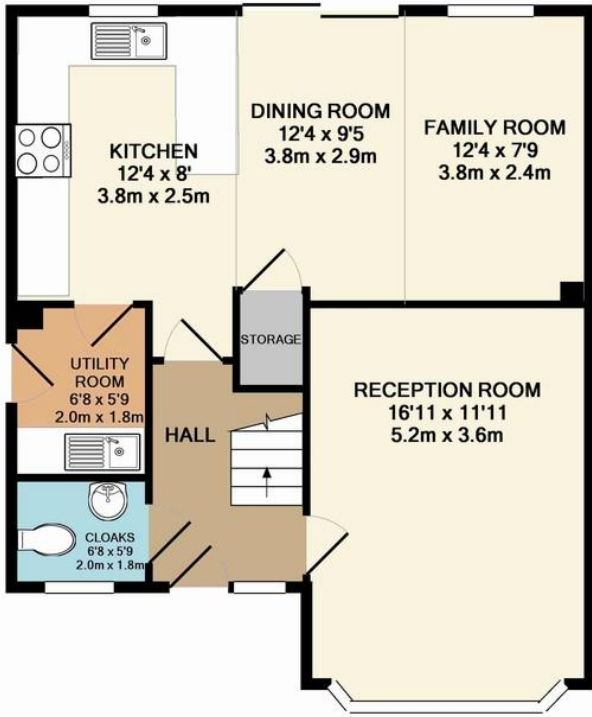
#### PARKING / GARAGE

Extended driveway providing ample parking for two vehicles, leading to single detached garage, which has power, lighting and has been insulated, currently being used for storage and a home gym.

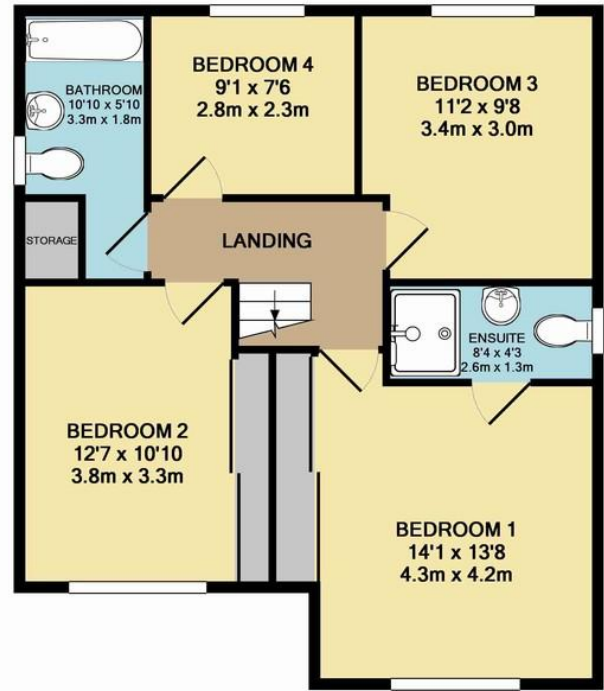








GROUND FLOOR  
APPROX. FLOOR  
AREA 644 SQ.FT.  
(59.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 637 SQ.FT.  
(59.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1281 SQ.FT. (119.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2014

Age	Energy Rating	Current	Potential
92+	A		93   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Redrose  
15 Barnes Wallis Way  
Buckshaw Village  
Chorley  
Lancs

[www.redrosepm.co.uk](http://www.redrosepm.co.uk)  
[sales@redrosepm.co.uk](mailto:sales@redrosepm.co.uk)  
01772 456558

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements