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**30 Orchard Drive**

Whittle-le-woods, Chorley, PR6 7JZ

AN ENVIABLE FOUR BEDROOM DETACHED FAMILY HOME Bursting with character and charm and presented to an immaculate standard, this outstanding four double bedroom detached property is being proudly welcomed to the market in the highly regarded area of Whittle-le-Woods. With four double bedrooms, stunning decor and modern fixtures and fittings, as well as, enviable gardens and integral double garage, this property is the perfect family home to move straight into.

**£410,000**

EPC Rating '47E'





## Property Description

### ENTRANCE HALLWAY

UPVC double glazed front entrance door, central heating radiator, smoke alarm, coving, stairs to the first floor, double doors to reception room one and doors to study, WC and kitchen.

### DOWNSTAIRS CLOAKROOM

3' 7" x 7' 8" (1.10m x 2.36m) UPVC double glazed frosted window, central heating radiator, pedestal wash basin, dual flush WC and tiled flooring.

### STUDY

7' 3" x 9' 3" (2.22m x 2.84m) UPVC double glazed box bay window, central heating radiator and coving.

### LOUNGE

14' 6" x 15' 1" (4.43m x 4.62m) Large family lounge with central heating radiator, gas fire with marble surround, television point, two feature wall lights, coving, wood effect flooring flowing throughout the downstairs rooms. Double doors leading to the dining room and double doors leading to the conservatory.



#### DINING ROOM

8' 8" x 14' 9" (2.66m x 4.52m) Two UPVC double glazed windows, central heating radiator, coving and door leading to the kitchen.

#### CONSERVATORY

11' 0" x 11' 6" (3.37m x 3.51m) Hardwood double glazed window, glass roof, ceiling fan, with the flowing wood flooring and hardwood double glazed double doors to the rear garden.

#### KITCHEN

11' 4" x 14' 5" (3.46m x 4.41m) Two UPVC double glazed windows, central heating radiator, range of oak style wall and base units with cream surfaces and tiled splashbacks, ceramic sink with drainer and mixer tap, electric double oven, electric hob, extractor hood, integrated dishwasher and fridge freezer. There is understairs storage, spotlights, tiled flooring and door leading to the utility.

#### UTILITY ROOM

4' 10" x 8' 6" (1.48m x 2.61m) Central heating radiator, range of oak wall and base units with cream effect surfaces and tiled splashbacks, ceramic sink with drainer and mixer tap, plumbing for washing machine and dryer, Baxi boiler, tiled flooring, door leading to the double garage and UPVC double glazed door to the rear.



#### GARAGE

UPVC double glazed frosted window, power. light and up and over garage door.

#### LANDING

Loft access, smoke alarm and doors to four bedrooms, bathroom and storage cupboard.

#### MASTER BEDROOM

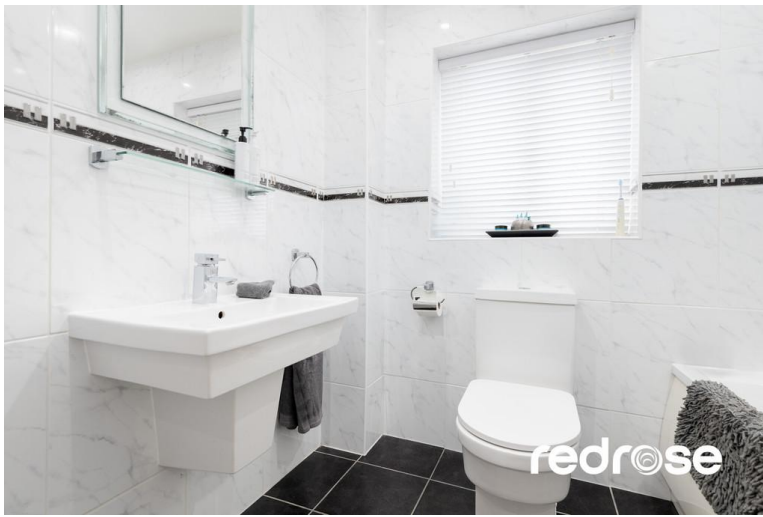
12' 10" x 11' 10" (3.92m x 3.62m) UPVC double glazed box bay window, central heating radiator, fitted wardrobes and wall units, carpet flooring and a door leading to the en suite.



#### EN-SUITE

5' 11" x 5' 9" (1.81m x 1.77m) UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, pedestal wash basin, direct feed shower unit, PVC panelled elevations, extractor fan, spotlights and wood grain effect porcelain tiled flooring.





**BEDROOM TWO**

11' 4" x 11' 8" (3.47m x 3.56m) UPVC double glazed window, central heating radiator, fitted wardrobes and carpet flooring.

**BEDROOM THREE**

8' 11" x 11' 10" (2.73m x 3.63m) UPVC double glazed window, central heating radiator and carpet flooring.

**BEDROOM FOUR**

8' 11" x 10' 4" (2.74m x 3.17m) UPVC double glazed window, central heating radiator, carpet flooring.

**BATHROOM**

6' 11" x 5' 6" (2.12m x 1.68m) UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, pedestal wash basin, panelled bath, over head bath shower, extractor fan, spotlights and porcelain tiled flooring.

**REAR GARDEN**

Enclosed lovely maintained south facing garden. With stone paved and laid lawn garden with planters, borders, trees and shrubs, This garden is perfect place to spend them sunny chilled days/evening.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, roads and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The building, fixtures and fittings which have not been noted and no guarantee as to their quantity or efficiency can be given. [www.redrose.co.uk](http://www.redrose.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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