

# redrose

109 Town Lane

Whittle-le-woods, Chorley, PR6 8AL

This spacious two-bedroom, semi-detached bungalow has been well-maintained over the years and is in a highly sought-after area WITH NO ONW ARD CHAIN. The property features a spacious lounge, a large open plan dining area and kitchen, two large bedrooms, a large bathroom and front and rear porch. The property has gas central heating and is located in a semi-rural area with pleasant views to the front and a private rear garden backing on to fields. Viewing is highly recommended.

Guide Price £290,000

EPC Rating '64D'







## **Property Description**

#### **PORCH**

A welcoming porch with a sunny aspect to sit and take in the views. It has a double-glazed door and windows with vertical blinds.

#### **HALLWAY**

The hallway provides access to all main rooms with built in storage cupboard and loft access.

## LOUNGE

15' 10" x 14' 5" (4.83m x 4.39m) A bright and spacious south facing lounge with a large triple glazed window, offering pleasant views to the front. Well presented with generous proportions, coved ceiling and a stone fireplace with gas fire.

## OPEN PLAN KITCHEN/DINING ROOM

25' 2" x 11' 9 max" (7.67m x 3.58m) Open plan Dining area and Kitchen. Large dining area with built-in cupboards and double doors to the lounge. Side window overlooking the drive and stable door to the sunroom/rear porch.











Kitchen has built-in wall and base units, large triple glazed side and rear windows providing views to the generous sized rear garden and patio.

#### **SUNROOM**

A bright and airy sunroom, flooded with natural light. Double glazed windows with full vertical blinds and a double glazed back door to the garden.

#### MASTER BEDROOM

13' 8" x 11' 11" (4.17m x 3.63m) A generously sized double bedroom featuring quality fitted furniture with wardrobes and overhead storage and a built in dressing table.

#### BEDROOM TWO

13'  $3'' \times 12' 5'' (4.04 \text{m} \times 3.78 \text{m})$  A bright and generously sized double bedroom with a triple glazed window overlooking the rear of the property featuring quality fitted wardrobes.

#### FAMILY BATHROOM

9' 10" x 7' 6" (3m x 2.29m) A well-appointed four-piece bathroom featuring a separate shower enclosure, full size bathtub, washbasin and WC.

#### **EXTERNALLY**

The bungalow benefits from a private front driveway providing off-road parking. The well maintained front garden features a lawn and a variety of plants and shrubs. To the rear is a well-stocked sunny aspect garden with a variety of plants and shrubs, lawn and a large porcelain patio, enjoying views to open fields. There is also a shed and water tap.

#### LOCATION

Set in the sought-after village of Whittle-le-Woods, Town Lane offers a peaceful, semi-rural setting surrounded by mature greenery and scenic countryside. Residents enjoy easy access to popular local amenities, well-regarded schools, picturesque walks along Middlebrook and nearby canal. Excellent transport links via the nearby M61 and Buckshaw Parkway station make commuting straightforward, combining country charm with modern convenience.











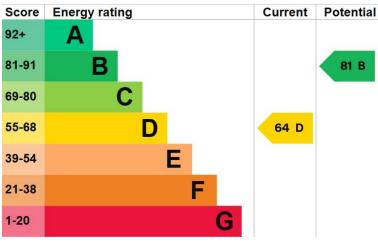






## GROUND FLOOR 1138 sq.ft. (105.7 sq.m.) approx.





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