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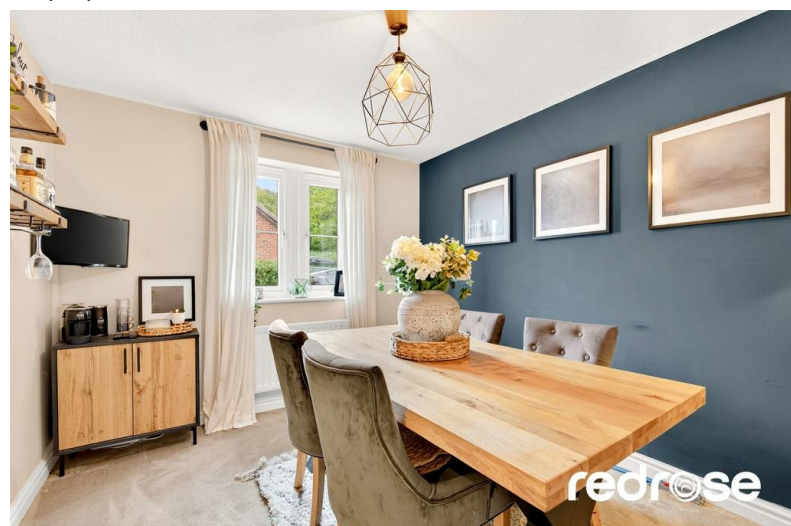
20 Wardle Court

Whittle-le-woods, Chorley, PR6 7DQ

This beautifully finished four-bedroom townhouse, located in the continually popular Wardle Court development, is ready to move into and would make an ideal family home. Offering a versatile and spacious layout, the property has been thoughtfully designed to combine modern style with practical family living. On the ground floor, you'll find a spacious dining room perfect for family meals or entertaining guests, a sleek modern kitchen/breakfast area with fitted units and ample work surfaces, and a convenient downstairs W.C. The first floor features a bright and airy lounge, ideal for relaxing or entertaining, alongside the master bedroom with a stylish ensuite, providing a private and comfortable retreat. The second floor comprises three well-proportioned

Guide Price £290,000

EPC Rating '74C'





Property Description

HALLWAY

Bright and airy hallway offering a stylish introduction to the home, with sleek finishes and easy flow throughout. Stairs rising to the first floor and radiator.

DINING ROOM

11' 11" x 9' 8" (3.63m x 2.95m) Bright and welcoming front-facing dining room, filled with natural light. Offers generous space for family meals or entertaining a versatile and inviting space at the heart of the home. Double glazed window to the front aspect and radiator.

DOWNSTAIRS W.C

Modern ground floor cloakroom fitted with a contemporary suite comprising a low-level W.C. and wash basin. Finished with stylish tiling and quality fixtures, offering convenience and practicality for guests and family use.





KITCHEN/BREAKFAST ROOM

14' 7" x 10' 3" (4.44m x 3.12m) Stylish and contemporary kitchen fitted with a range of wall and base units with complimentary work surfaces over designed with both function and flair. Features sleek fitted units, integrated appliances, and generous work surfaces ideal for cooking and entertaining. The bright breakfast area provides a relaxed space for everyday dining, with ample room for a table and chairs. Finished to a high standard, this room combines modern design with practical family living.

FIRST FLOOR LANDING

LOUNGE/DINER

14' 7" x 11' 1" (4.44m x 3.38m) This bright and inviting first floor lounge/diner perfectly combines modern style with cosy comfort. Double glazed window to the front aspect with the room highlighting a spacious layout that accommodates both relaxing seating and a dining area. Thoughtfully designed, the space features warm tones, quality flooring, and stylish finishes, creating an atmosphere that's ideal for everyday family living or entertaining guests in comfort.



MASTER BEDROOM

12' 11" x 10' 3" (3.94m x 3.12m) A spacious and inviting master bedroom, filled with natural light from large windows. Designed with comfort in mind, it offers ample space for a bed and additional furniture, while stylish finishes and soft tones create a calm, cosy retreat. Perfectly positioned for privacy, this bedroom combines modern design with a relaxing atmosphere. Double glazed window to the rear aspect and radiator.



ENSUITE

A stylish and contemporary ensuite designed as a private retreat. Featuring a sleek walk-in shower, modern basin and high-quality fixtures throughout, the room is finished with elegant tiling and subtle recessed lighting. The carefully considered design combines functionality with a serene, inviting atmosphere, creating a luxurious yet cosy space. Heated towel radiator.

SECOND FLOOR LANDING

A bright and welcoming landing providing access to the second-floor rooms. Finished with modern décor and quality flooring, it offers a practical yet stylish space that enhances the flow of the home.



BEDROOM TWO

14' 7" x 11' 1" (4.44m x 3.38m) A spacious and bright double bedroom, filled with natural light from large windows. Designed for comfort, it offers ample space for a bed and additional furniture, with modern finishes and



soft, inviting tones that create a cosy retreat on the second floor. Two double glazed windows to the front aspect and radiator.

BEDROOM THREE

10' 2" x 8' 3" (3.1m x 2.51m) A bright and generously sized double bedroom on the second floor, offering plenty of space for furniture and personal touches. Featuring modern finishes and soft, inviting tones, this room provides a comfortable and cosy retreat, ideal for family members or guests. Double glazed window to the side and rear and radiator.

BEDROOM FOUR

10' 3" x 6' 4" (3.12m x 1.93m) A bright and versatile bedroom, perfect as a single or guest room. Featuring modern finishes and soft, inviting tones, it provides a comfortable and cosy space, with ample natural light and flexibility to suit a variety of needs. Double glazed window to the rear aspect and radiator.



BATHROOM

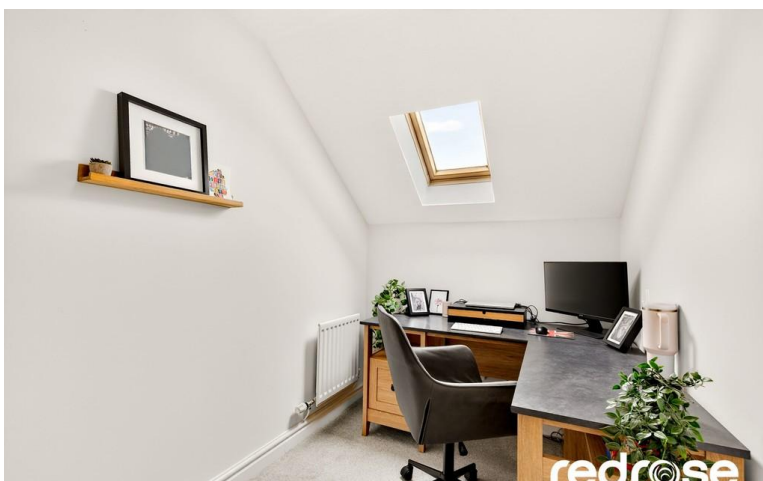
A stylish and contemporary three-piece bathroom, thoughtfully designed with a panel bath, modern wash basin, and low level W.C. Finished to a high standard with elegant tiling, chrome fixtures, and subtle recessed lighting, the room combines functionality with a luxurious, bright, and inviting atmosphere. Perfect for both everyday use and relaxing moments.

EXTERNALLY

A beautifully landscaped garden, thoughtfully designed for both relaxation and entertaining. Featuring a spacious patio area ideal for outdoor dining, and a well-maintained lawn perfect for family activities or leisure. Stylish planting and thoughtful layout create a private, inviting outdoor space that complements the modern feel of the home. There is off road parking and a single detached garage.

LOCATION

A charming Lancashire village offering the perfect blend of rural tranquillity and modern convenience. Just three miles north of Chorley and close to Preston, it boasts historic landmarks, scenic walks along the Leeds and Liverpool Canal, and amenities such as the Shaw Hill Hotel, Golf and Country Club. With its rich heritage and welcoming community, Whittle-le-Woods is an ideal place to live, work, and explore. Within close proximity to Buckshaw Village offering a range of amenities designed for modern living. The development includes over 3,000 homes, a primary school, leisure centre with pool, doctors' surgery, retirement home, creche, shopping facilities, community centre, and restaurants.

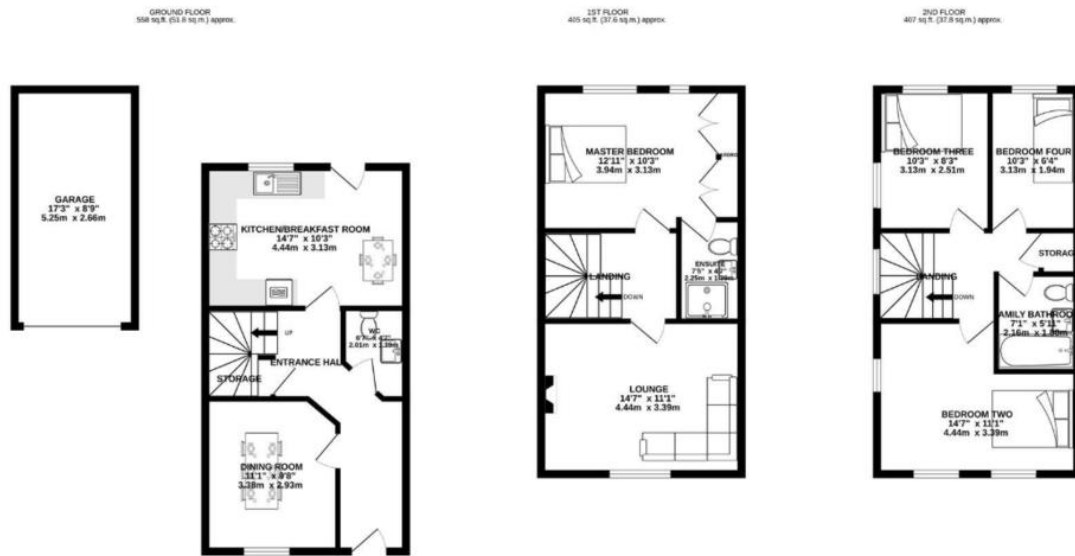




MORTGAGES

If you would like a free mortgage consultation our financial adviser will be able to meet with you, discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.





TOTAL FLOOR AREA: 1370 sq.ft. (127.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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