



PROCTORS

ESTATE AGENTS

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Paradise Close, Whittle-le-woods, Chorley

"Offers Over" £275,000

A very attractive, modern detached true bungalow enjoying a corner position at the head of this sought after residential cul-de-sac in Whittle-le-woods, convenient for all local amenities and also the M6 and M61 motorways. It has easy access on the A6 to both Chorley and Preston along with all other surrounding towns. The well presented living accommodation has a spacious lounge, fully fitted kitchen, an air conditioned conservatory, 2 bedrooms and a four-piece bathroom. It has gas central heating, PVC double glazing and solar panels. Externally, there are garden areas to the front side and rear with an external utility room, a detached garage with an electronically operated door and an adjoining workshop. This is an impressive property and viewing is highly recommended.



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TENURE

TBC

ACCOMMODATION

ENTRANCE HALL

PVC window and door

LOUNGE

21' 8" x 13' 8" (6.6m x 4.17m) 2 PVC double glazed windows, electric fire in fire surround, radiator

INNER HALL

Radiator, loft access

FULLY FITTED KITCHEN

12' 2" x 8' 11" (3.71m x 2.72m) Wall and floor units including drawers, built in Neff oven, gas hob, microwave, dishwasher, double radiator, tiled floor, PVC double glazed window, PVC patio doors leading to;

CONSERVATORY

14' x 12' (4.27m x 3.66m) PVC double glazed windows and French doors, air conditioning unit, wall heater, tiled floor

BEDROOM ONE

12' x 11' 6" (3.66m x 3.51m) Fitted wardrobes and cupboards, radiator, PVC double glazed window

BEDROOM TWO

10' 9" x 8' 10" (3.28m x 2.69m) Fitted wardrobes and cupboards, radiator, PVC double glazed window

FOUR-PIECE BATHROOM

Panelled bath, walk in shower, WC, wash basin, tiled walls and floor, PVC double glazed window, chrome radiator, boiler cupboard (gas fired central heating boiler unit), spotlighting

OUTSIDE

Low maintenance gardens to the front, side and rear, flagged patio area, lawned area to side

UTILITY ROOM

7' 3" x 4' 3" (2.21m x 1.3m) Radiator, plumbed for washer, PVC double glazed window and French doors, tiled floor



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Unknown

Band C
Chorley Borough Council
70

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

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GARAGE

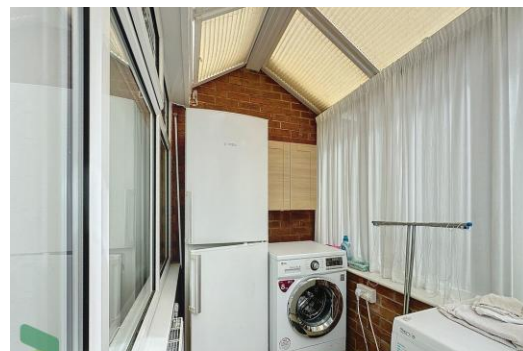
16' x 10' 2" (4.88m x 3.1m) Electric up and over door, tiled floor

ADJOINING WORKSHOP

12' 7" x 7' 3" (3.84m x 2.21m) Power and light, PVC double glazed window and door

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		B4 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		