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# Miller Metcalfe

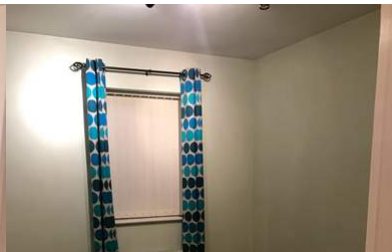


**Blossom Grove, Whittle-le-Woods, Chorley, Lancashire, PR6  
7HB**

**Offers Invited £300,000**

Offers Invited and Sold with no onward chain delay, Miller Metcalfe announce for sale this well presented, modern detached bungalow located in the ever popular Shaw Hill area of Whittle-Le Woods. The property is situated in a private and secure electric gated development of just 8 properties and has excellent access to transport links, Chorley town centre, shopping and countryside. The property is designed with disability access in mind and benefits from 3 double bedrooms, three separate reception rooms, a modern style fitted kitchen and wet-room/WC. Outside there is a private and enclosed rear garden and off street parking is via an attached garage and driveway. Viewing is highly recommended to appreciate the private location, size and condition of this splendid bungalow.





### ENTRANCE HALL

The property is entered via uPVC and double glazed entrance door to hallway with wood effect laminate flooring, radiator, loft access, under floor heating control for the wet room.

### LOUNGE

15' 4" x 11' 6" (4.67m x 3.51m) Spacious reception room with wood effect laminate flooring, wall mounted remote control flicker effect electric fire, double glazed box bay window, radiator, pigeon bay with under storage and inset lighting, space for 15" flat screen tv, coving to ceiling, inset spotlights. Square arch to dining room.

### DINING ROOM

9' 4" x 8' 9" (2.84m x 2.67m) Wood effect laminate flooring, radiator, coving to ceiling, square arch to the kitchen and to the snug.

### SNUG

12' 9" x 7' 7" (3.89m x 2.31m) Extended section adding further living space with double glazed window to front, double glazed French doors opening to rear timber decked patio, wood effect laminate flooring, radiator, inset spotlights to ceiling.

### KITCHEN

12' 10" x 9' 4" (3.91m x 2.84m) Full range of fitted matching wall and base units in white high gloss finish, contrasting roll edge work surfaces, under unit lighting, plinth kick heater, stainless steel sink and drainer, integrated fan assisted double oven, four ring gas hob with stainless steel chimney style extractor hood over, integrated dishwasher, fridge and freezer, wall mounted combination boiler, inset spotlights to ceiling. Double glazed window to rear and part double glazed rear entrance door opening to stone paved ramp and rear garden.

### WET ROOM

10' 7" x 5' 5" (3.23m x 1.65m) Spacious wet room, fully tiled with under floor heating, inset spotlights and extractor fan, chrome finished heated towel rail, wall mounted mixer shower, wc, wash hand basin, shaver point and mirror over.

### BEDROOM ONE

12' 9" x 11' 7" (3.89m x 3.53m) Double glazed window to rear, radiator, wood effect laminate flooring.

### BEDROOM TWO

14' 2" x 8' 0" (4.32m x 2.44m) Further double glazed window to front, radiator, wood effect laminate flooring.

### BEDROOM THREE

10' 4" x 9' 0" (3.15m x 2.74m) Double glazed window to the front, radiator, wood effect laminate flooring.

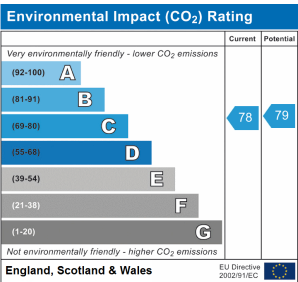
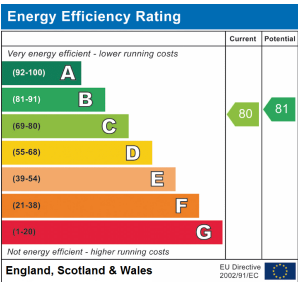
### GARDENS

To the front is laid to lawn with borders stocked with plants and shrubbery. Stone paved ramp and leading to entrance door with metal rail. The drive provides off street parking and leading to attached garage.

To the rear is private and enclosed area with stone paved pathway and ramp, external water tap, timber decked patio, the area is laid to lawn, enclosed by hedge and fencing, side gate access.

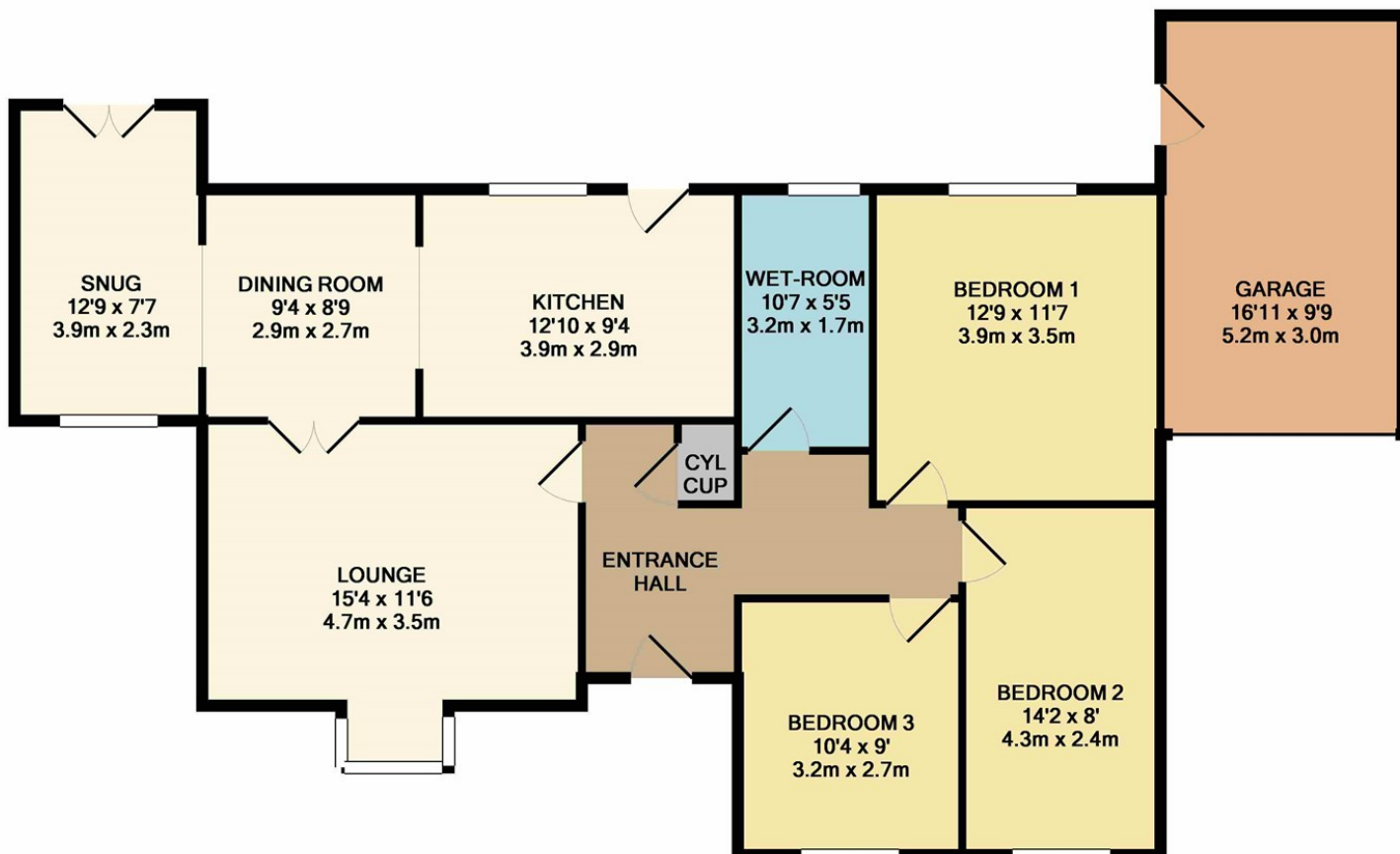
### GARAGE

16' 11" x 9' 9" (5.16m x 2.97m) Remote control metal up and over door, power and light, part double glazed uPVC entrance door.



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TOTAL APPROX. FLOOR AREA 1176 SQ.FT. (109.3 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  
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