




Orchard Drive, Whittle-le-woods, Chorley, PR6 7JZ
Starting Bid £335,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
England & Wales	EU Directive 2002/91/EC	

- For Sale by Online Auction
- Four Bedroom Detached Home with En Suite
- NO CHAIN
- Immaculate Throughout
- Sought After Village Location
- Ample Parking & Good-Sized Garden
- Modern Kitchen Diner & Utility Room
- Convenient for Motorway Links

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For Sale by Online Auction with a Starting Bid of £335,000. Terms & Conditions Apply. See WebbMove for the Auction Details.

A rare opportunity to purchase a FOUR BEDROOM DETACHED family home offering NO CHAIN. The property is situated in Whittle-le-Woods, a much sought after, affluent village of Chorley, offering an array of local amenities including shops, restaurants, leisure facilities, supermarkets and schools. An ideal location for working professionals looking to commute to Manchester and beyond, with motorway links only a short drive away.

At a glimpse, the property comprises; entrance hallway, large lounge through to the dining room, sunroom, modern fitted kitchen, utility room, downstairs toilet, four bedrooms with an en-suite to the master and a family bathroom suite.

Externally there is a large driveway to the front providing off street parking for several cars/caravan/boat and to the rear is an EASY MAINTENANCE garden with patio, decked area, planted borders with a variety of shrubs and trees, and a good-sized artificial lawn.

Looking for a modern, ready to walk-into family home in an excellent area with no chain? This really could be for you. Want to take a closer look? Follow the link to our 360 virtual tour. Serious proceedable buyers are also welcome to view in person, call us NOW for your appointment.

ENTRANCE HALLWAY

9' 6" x 6' 7" (2.9m x 2.01m)

DOWNSTAIRS W.C.

3' 1" x 5' 7" (0.94m x 1.7m)

LARGE LOUNGE THROUGH DINING ROOM

25' 4" x 10' 8" (7.72m x 3.25m)

SUNROOM

9' 5" x 9' 4" (2.87m x 2.84m)

KITCHEN

9' 8" x 13' 11" (2.95m x 4.24m)

UTILITY ROOM

5' 0" x 5' 8" (1.52m x 1.73m)

LANDING

6' 1" x 9' 8" (1.85m x 2.95m)

MASTER BEDROOM

12' 6" x 11' 4" (3.81m x 3.45m)

EN-SUITE

3' 3" x 8' 1" (0.99m x 2.46m)

BEDROOM TWO

9' 3" x 9' 9" (2.82m x 2.97m)

BEDROOM THREE

10' 11" x 9' 2" (3.33m x 2.79m)



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BEDROOM FOUR

9' 7" x 8' 0" (2.92m x 2.44m)

FAMILY BATHROOM SUITE

5' 8" x 6' 5" (1.73m x 1.96m)

EXTERNAL

Driveway to the front leading providing ample off street parking for cars/caravan/boat etc. leading to a single garage.
To the rear is a good-sized garden, mostly artificial lawn as well as a patio, decked area and planted borders with various shrubs and trees.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "D"

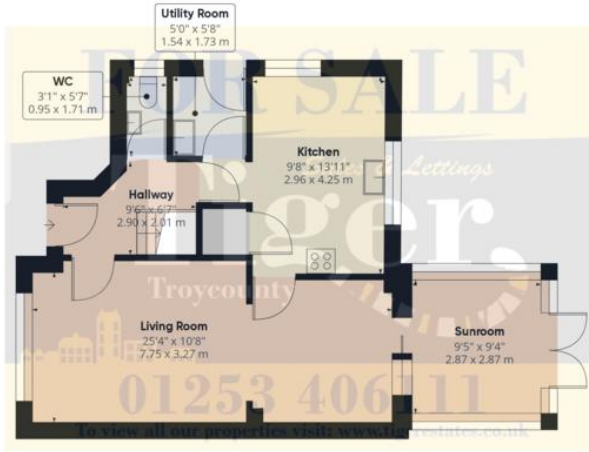
PLEASE NOTE

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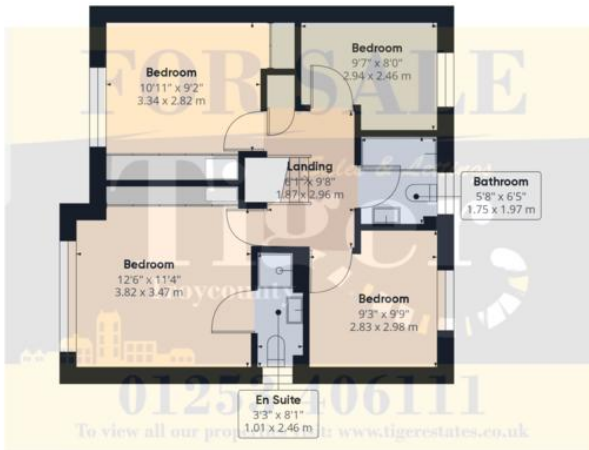
18/06/2024



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
1204.84 ft²
111.93 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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