

# GUILDHALL

SALES & LETTINGS



## 12 St. Helens Road , Whittle-Le-Woods, PR6 7NQ

Offers Over £550,000



A SPACIOUS, DETACHED FIVE BEDROOM BUNGALOW WITH A GENEROUS PLOT

Commanding an enviable plot on a quiet yet popular road in the heart of Whittle-le-Woods, this detached, five bedroom bungalow flows internally with versatile living accommodation and four ground floor bedrooms, perfect for a growing family looking for the right mix of space, comfort and style. The property has been modernised throughout and finished in neutral tones to create a dream family home that is ready to move straight into! The property offers easy access to local amenities, schools and major commuter routes whilst also boasting off road parking for numerous vehicles in addition to two garages.

The property comprises briefly, to the ground floor: entrance into a welcoming hallway with doors leading to spacious reception rooms, a WC, a utility room and a wonderful open plan kitchen/dining room. The utility room leads through the back porch to the rear garden. The second reception room leads to the side hall which has stairs leading to the first floor, doors providing access to four bedrooms and a bathroom, as well as open access to the third reception room. To the first floor is a landing with door leading to the main bedroom with en suite shower room. Externally the property is set on a generous plot with an extensive laid to lawn rear garden with paved patios and bedding areas. There is a summer house, a greenhouse and vegetable garden. To the side is a further garden with wood bark chipped bedding areas and further paving. The front of the



## Ground Floor

### Entrance Hallway 19'7" x 9'3" (5.97m x 2.82m)

Composite double glazed entrance door, central heating radiator, loft access, smoke alarm, wood effect flooring and doors to two reception rooms, kitchen, utility and WC.

### WC 6'2" x 5'6" (1.88m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, spotlights and tile effect flooring.

### Utility Room 9'4" x 9'3" (2.87m x 2.82m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, wood effect flooring, spotlights and door to the back porch.

### Back Porch 9'3" x 4'11" (2.82m x 1.50m)

UPVC double glazed window, electric radiator, tile effect flooring and composite double glazed door to the rear.

### Reception Room One 16'6" x 11'5" (5.05m x 3.48m)

UPVC double glazed window, central heating radiator, living flame gas fire and television point.

### Kitchen 20'8" x 12'4" (6.32m x 3.78m)

UPVC double glazed window, central heating towel rail, central heating radiator, range of panelled wall and base units with laminate surfaces, breakfast bar, oven with five ring gas hob, extractor hood, ceramic sink with drainer and mixer tap, integrated fridge, freezer and wine fridge, spotlights, wood effect flooring and UPVC double glazed French doors to the rear.

### Reception Room Two 16'11" x 13'3" (5.16m x 4.04m)

Two UPVC double glazed windows, central heating radiator, wood effect flooring and door to the side hall.

### Side Hall

Central heating radiator, wood effect flooring, stairs to the first floor, doors to bathroom and four bedrooms and open to reception room three.

### Reception Room Three 13'5" x 8'9" (4.09m x 2.69m)

UPVC double glazed window, central heating radiator, wood effect flooring and UPVC double glazed French doors to the rear.

### Bedroom Two 11'10" x 8'0" (3.63m x 2.46m)

UPVC double glazed window and central heating radiator.

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UPVC double glazed window and central heating radiator.

### Bedroom Four 11'10" x 8'0" (3.63m x 2.46m)

UPVC double glazed window and central heating radiator.

### Bedroom Five 11'10" x 8'0" (3.63m x 2.46m)

UPVC double glazed window, central heating radiator and wood effect flooring.

### Bathroom 8'2" x 5'4" (2.49m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, part tiled elevations, wood effect flooring, extractor fan and spotlights.

## First Floor

### Landing

UPVC double glazed window, central heating radiator and door to bedroom one.

### Bedroom One 24'8" x 11'10" (7.52m x 3.63m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to the en suite.

### En Suite 8'5" x 5'10" (2.57m x 1.80m)

Central heating towel rail, dual flush WC, vanity top wash basin, corner direct feed shower unit, part tiled elevations, extractor fan, spotlights and tile effect flooring.

## External

### Rear

Extensive laid to lawn garden with bedding areas, paved patio, summer house, greenhouse and vegetable garden. There is a garden to the side with wood chipped areas and paving.

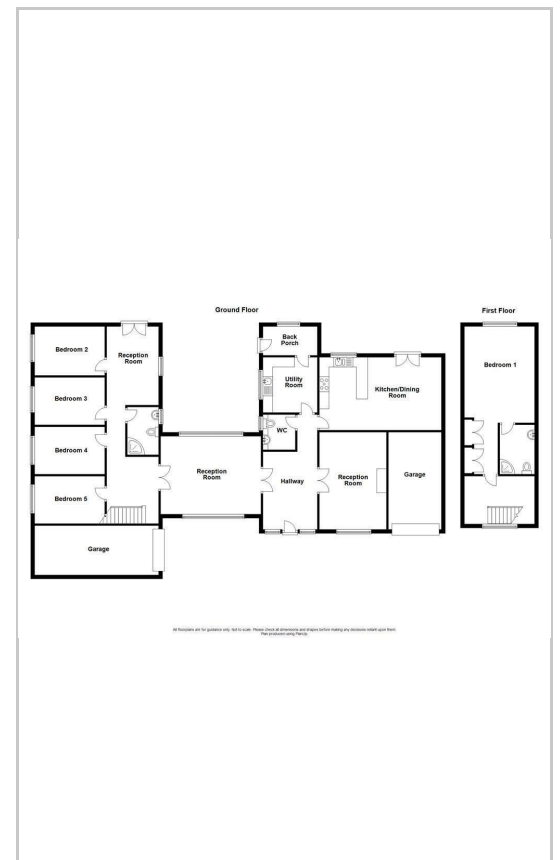
### Front

Driveway providing off road parking for numerous vehicles leading to two garages.

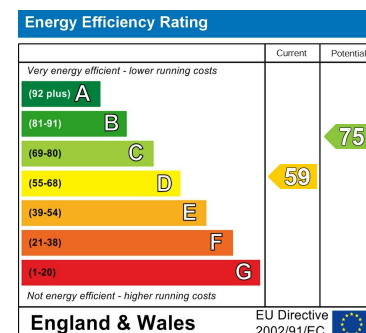
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>