

# GUILDHALL

SALES & LETTINGS



## 14 Thirlmere Drive

Withnell, Chorley, PR6 8AY

Offers Over £350,000



**\*\*CONTEMPORARY FOUR BEDROOMED DETACHED DORMER BUNGALOW WITH NO CHAIN DELAY\*\***

Guildhall Sales and Lettings are delighted to introduce this four bedroomed detached dormer bungalow to the market, situated within the well sought after area of Withnell, within close proximity to local amenities, commuter links and schools. Boasting spacious accommodation, neutral decor and contemporary features throughout, this property is well suited for growing families and is not to be missed!

Internally comprising briefly: Entrance through to the entrance hallway providing access to bedrooms one and four, reception room one, the bathroom and the kitchen dining area. The kitchen dining area provides access to the utility room and reception room two housing patio doors to the conservatory.

Externally to the rear of the property are tiered paved patio seating areas and steps providing access to the laid to lawn garden area along with a detached garage. To the front of the property are further laid to lawn gardens with a driveway providing off road parking for numerous vehicles and access to the rear.

Viewings are essential, for further information or to arrange a viewing, please call the team at your earliest convenience.



## Ground Floor

### Entrance Hallway

Reception Room One 18'7 x 11'2 (5.66m x 3.40m)

Reception Room Two 12'3 x 9'10 (3.73m x 3.00m)

Conservatory 11'9 x 9'4 (3.58m x 2.84m)

Bedroom One 13'6 x 9'11 (4.11m x 3.02m)

Bedroom Four 10'4 x 8'5 (3.15m x 2.57m)

Bathroom 7'11 x 6'9 (2.41m x 2.06m)

Kitchen Dining Area 14'9 x 9'8 (4.50m x 2.95m)

Utility Room 7'4 x 6'2 (2.24m x 1.88m)

## First Floor

Bedroom Two 14'4 x 8'5 (4.37m x 2.57m)

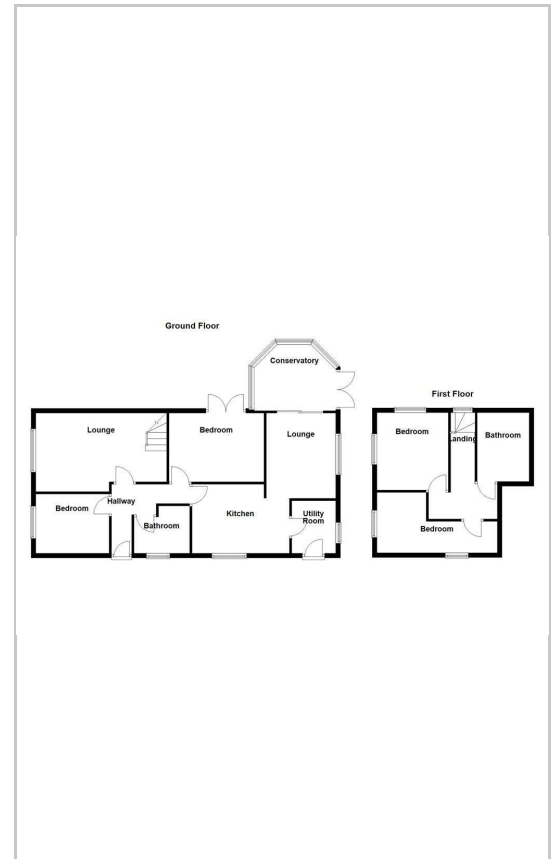
Bedroom Three 11'2 x 10'2 (3.40m x 3.10m)

Bathroom 7'5 x 9'10 (2.26m x 3.00m)

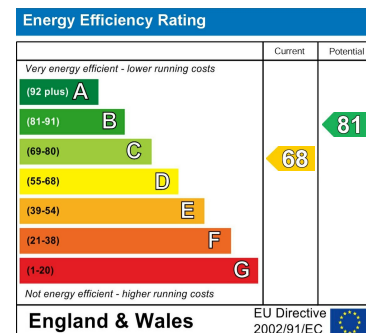
## Area Map



## 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/>