




## St. Johns Close, Whittle-Le-Woods

Offers Over £260,000

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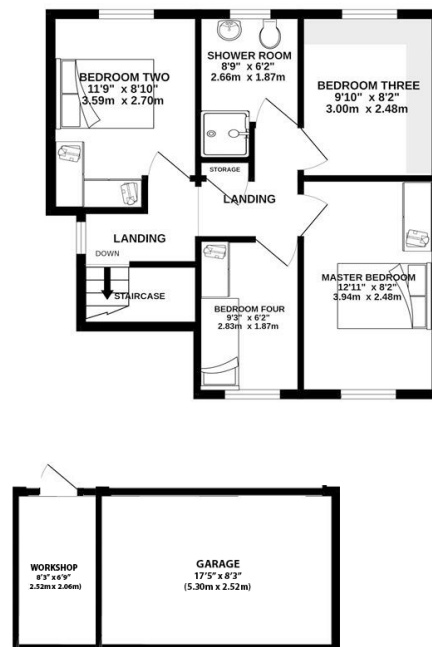
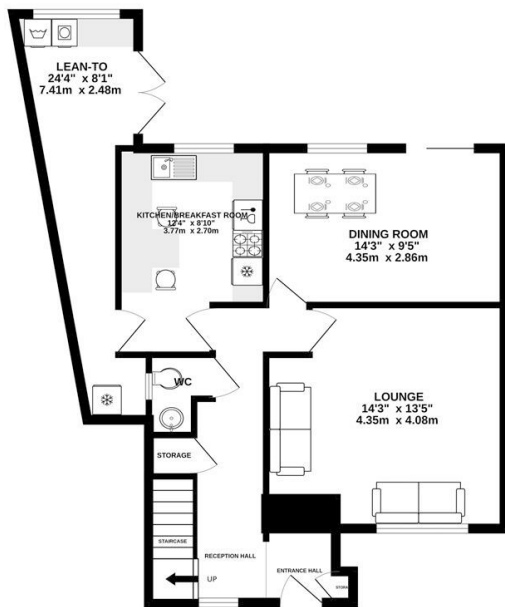
- Four-bedroom family home
- Off-road parking, garage, and attached workshop
- South-east facing private garden with multiple seating areas
- Separate dining room with garden access
- Close to Whittle-le-Woods Primary
- Offered with no onward chain
- Ground-floor WC and modern tiled shower room
- Peaceful cul-de-sac location
- Lounge with underfloor heating
- Sought after area



GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



FLOOR AREA: 1,370 Sq.Ft. (127.3 Sq.M.) including detached garage and workshop  
TOTAL FLOOR AREA: 1,145 sq.ft. (106.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Available with no onward chain, this beautifully presented four-bedroom home is tucked away in a peaceful cul-de-sac in Whittle-le-Woods. Featuring a granite kitchen, underfloor heating, and a mezzanine landing, the property also benefits from off-road parking, a garage with workshop, and a south-east facing garden. Ideally positioned close to Whittle-le-Woods Primary School, Cuerden Valley Park, local shops, and a bus stop on the 125 route, perfect for access to Preston, Chorley, and Bolton, as well as excellent motorway and rail links.