

FOR SALE

196, Chorley Old Road, Whittle-Le-Woods, PR6 7NA



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Immaculately renovated with attention to detail and a luxury finish.

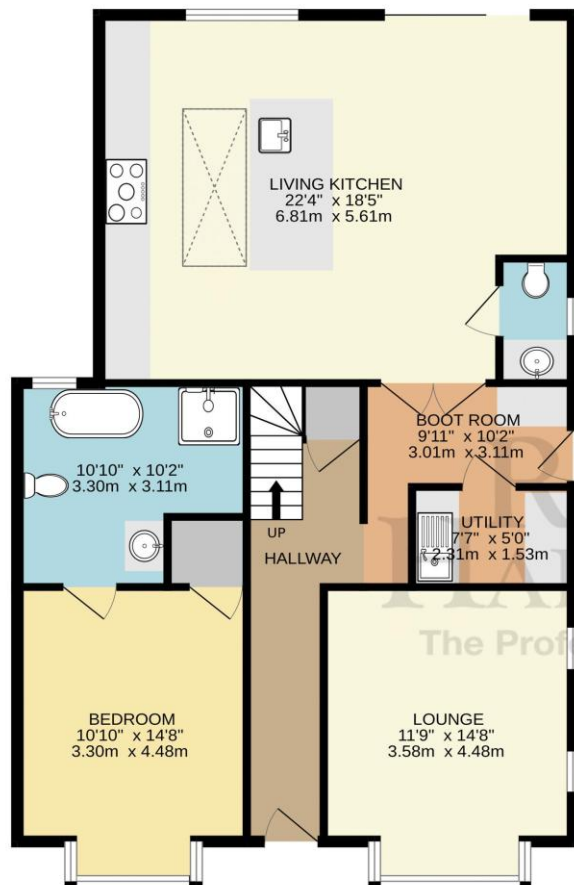


- Architect designed 3 bed bungalow
- Newly renovated & premium-quality
- Stunning open plan living kitchen
- Fully landscaped gardens & driveway
- Elegant master bed & designer ensuite
- Two more double beds & shower room
- Boot Room, Utility & additional WC
- 1506 SQ.FT. / Freehold

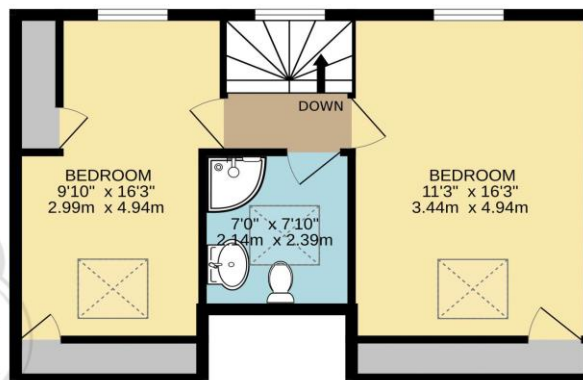
Completely redesigned and virtually rebuilt from the ground up, this beautifully extended and fully renovated three-bedroom bungalow has been transformed to an exceptional standard. Stripped back to the brick, the property has been reconstructed with brand-new walls, ceilings, and roof, offering a true turn-key home finished with meticulous attention to detail. Featuring contemporary dormers and a bespoke light-filled extension to the rear, the internal square footage has nearly more than doubled and been expertly reconfigured to create a more practical, luxurious layout that blends modern functionality with high-end style. The level of craftsmanship and quality of finish set this property apart. At the heart of the home is a stunning open-plan kitchen, dining, and living space with high ceilings, a large roof lantern, floor-to-ceiling window, and sliding doors that open onto the garden. Built only 1 year ago the newly fitted kitchen features hand-built units, Quartz worktops, a central island, a Smeg range cooker, Quooker instant boiling water tap, integrated appliances, built-in larder cupboard and a stylish media wall complimented with tiled underfloor heating. Additional features include a separate utility room with storage, a boot room, and a front lounge with a bay window and built-in seating. The luxurious master suite includes a bespoke en-suite, while two further double bedrooms are served by a beautifully finished shower room. Finishes include wood panelling, premium flooring, designer radiators, and high-spec fittings throughout. Double glazing and gas central heating ensure energy-efficient comfort all year round. Externally, the home occupies an elevated position with fully landscaped gardens front and rear, complete with patio areas ideal for relaxing or entertaining. (The driveway is scheduled to be completed in tarmac.) Located in the heart of Whittle-le-Woods, the property offers easy access to shops, pubs, restaurants, and excellent transport links including the M6, M61, and M65, with stunning open countryside on the doorstep. A truly outstanding home—early viewing is highly recommended.



GROUND FLOOR
1037 sq.ft. (96.3 sq.m.) approx.

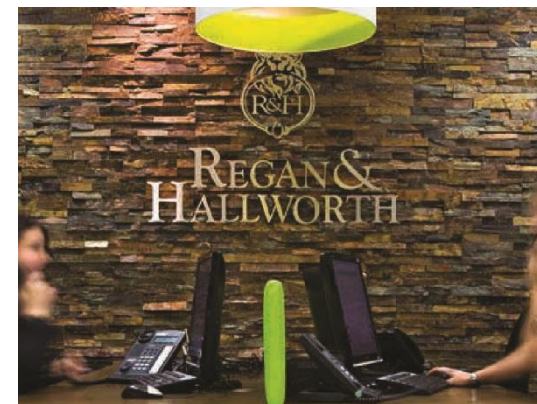


1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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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WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com



We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.

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