



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Tanners Close, Whittle - Le - Woods, PR6 7YG

Offers Over £425,000

A STUNNING FAMILY HOME

Welcome to Tanners Close, Whittle - Le - Woods, Chorley - a stunning location for this beautiful family home! This property boasts a spacious open plan living area at the rear, perfect for entertaining guests or simply relaxing with your loved ones. With four double bedrooms and three bathrooms, there is plenty of space for the whole family to enjoy.

Situated on a private road, this house offers a sense of exclusivity and tranquillity. The garden is large enough to host gatherings and create lasting memories with friends and family. Additionally, the convenience of parking for two cars ensures that you and your guests will always have a place to park without any hassle.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and comfort that this property has to offer in the heart of Chorley.

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Tanners Close, Whittle - Le - Woods, PR6 7YG

Offers Over £425,000



- Beautifully Presented Detached Property
- Open Plan Living
- Ample Off Road Parking and Garage
- EPC Rating B
- Four Bedrooms
- Stylish Decoration
- Tenure Freehold
- Two Bathrooms
- Spacious Rear Garden
- Council Tax Band E

Ground Floor

Entrance Hall

18'6" x 8'0" (5.64m x 2.46m)

Composite double glazed front door, central heating radiator, smoke detector, wood effect Kardean flooring, doors leading to reception room, open plan kitchen/living area, garage, WC, understairs storage and stairs to first floor.

Reception Room

17'3" x 10'11" (5.28m x 3.33m)

UPVC double glazed box bay window, two central heating radiators and television point.

WC

5'2" x 4'0" (1.60m x 1.24m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, tiled splashback, extractor fan and wood effect Kardean flooring.

Open Plan Kitchen/Living Area

28'1" x 16'2" (8.56m x 4.95m)

UPVC double glazed window, UPVC double glazed Velux windows, central heating radiator, upright central heating radiator, range of high gloss wall and base units with laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise Neff double oven, four burner gas hob and extractor hood, tiled splashback, integrated Neff fridge freezer and dishwasher, central island with breakfast bar, spotlights, television point, wood effect Kardean flooring, door to utility and UPVC double glazed bi-folding doors to rear.

Utility

8'5" x 4'3" (2.57m x 1.30m)

Central heating radiator, mix of wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, tiled splashback, plumbing for washing machine, space for dryer, integrated boiler, extractor fan, wood effect Kardean flooring and composite double glazed frosted door to rear.

First Floor

Landing

16'9" x 6'7" (5.13m x 2.03m)

UPVC double glazed window, central heating radiator, smoke detector, loft access, doors leading to four bedrooms, bathroom and storage cupboard.

Bedroom One

14'0" x 10'11" (4.27m x 3.33m)

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

En Suite

10'11" x 4'5" (3.33m x 1.35m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, part tiled elevations, spotlights and wood effect Kardean flooring.

Bedroom Two

12'4" x 9'10" (3.76m x 3.00m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

9'6" x 8'5" (2.92m x 2.57m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'2" x 9'10" (3.10m x 3.00m)

UPVC double glazed window and central heating radiator.

Bathroom

7'10" x 5'8" (2.41m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, part tiled elevations, extractor fan and wood effect laminate flooring.

Exterior

Rear

Enclosed garden with laid to lawn, paved patio, stone chippings and mature shrubbery.

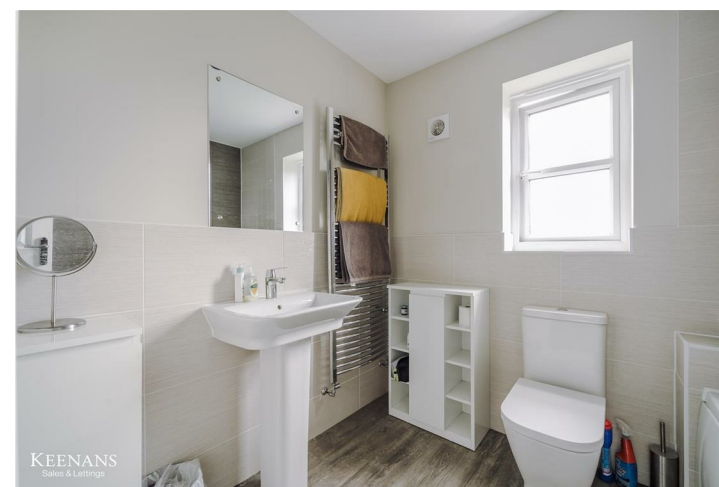
Front

Laid to lawn garden, stone chipping, mature shrubbery and off road parking leading to garage.

Garage

19'1" x 9'10" (5.84m x 3.00m)

Power, lighting and up and over garage door.



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