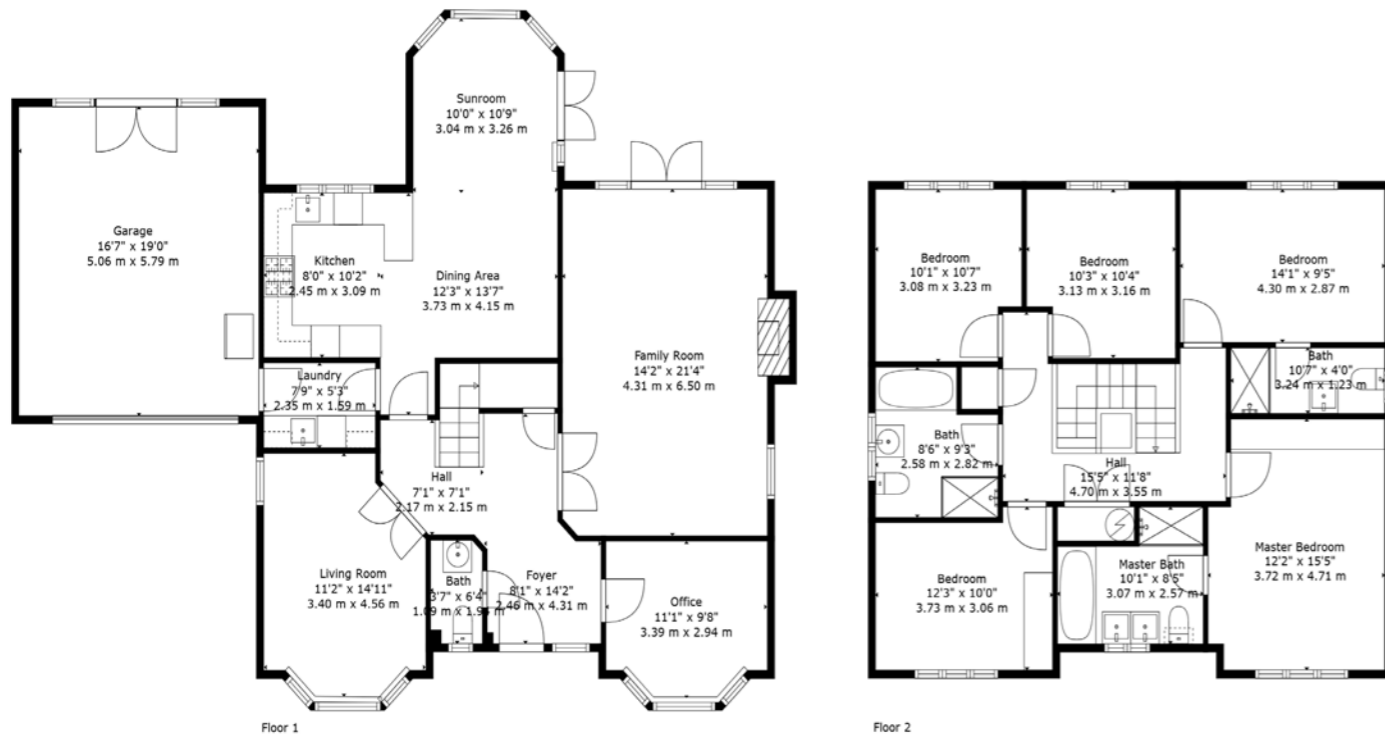




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com



**TOTAL: 2155 sq. ft, 200 m2**  
 FLOOR 1: 1134 sq. ft, 105 m2, FLOOR 2: 1021 sq. ft, 95 m2  
 EXCLUDED AREAS: GARAGE: 315 sq. ft, 29 m2, FIREPLACE: 5 sq. ft, 0 m2  
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

Tenure: We are advised by our client that the property is Freehold  
 Council Tax Band: G

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



This exquisite five bedroom detached family home offers ample space for a growing or extended family.

Upon entering, you are greeted by a hallway with a cloakroom/WC, leading to a bright and airy living room with dual aspect via a stunning bay window to the front and French windows to the rear. Adjacent to the living room is an office, followed by a spacious family room. The rear of the property boasts even more living space, including a dining kitchen that leads to a sun-room overlooking the garden. The kitchen is light and bright with light coloured units and contrasting worksurfaces and a range of integrated appliances. The garage has been transformed into a games room and cosy seating area with French doors opening up to the garden. The ground floor also features a utility room for keeping laundry organized and other benefits are underfloor heating in the hallway, kitchen and downstairs toilet.

Upstairs, you will find five double bedrooms, two of which have ensuite facilities, while the others are serviced by a family bathroom. The main bedroom boasts a luxurious four-piece ensuite with twin sinks, bathtub, toilet, and a separate shower enclosure. The second largest bedroom also features its own ensuite shower room.

Outside, the front of the property includes a lovely garden and driveway parking, while the rear offers both lawned areas and a combination of decking and paving. A highlight of the property is the fantastic undercover play area connected to the games room, perfect for entertaining friends and family.

The property is situated within the quaint semi-rural outpost of Whittle-le-Woods, yet despite its credential as a peaceful haven, one is far from isolated, with the abundance of shops and amenities within Chorley town centre and junction 8 of the M61 within a short drive, ensuring major commercial centres such as Manchester, Preston and Bolton are within a reasonable commute.





#### KEY FEATURES

- Detached Family Home
- Five Double Bedrooms-Two with Ensuite
- Circa 2155 Square Feet
- Open Plan Dining Kitchen and Sun-room
- Spacious and Light Living Room
- Games Room
- Office
- Large Rear Garden
- Driveway Parking
- Popular Location
- Close to Motorway Network





