

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			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.

## Town Lane, Whittle-Le-Woods, PR6 8AG

### £250,000

A CHARMING TWO-BEDROOM COTTAGE WITH A GENEROUS LAWNED GARDEN

Nightingale Cottage is a charming two-bedroom cottage located in the popular village of Whittle-Le-Woods on the outskirts of Chorley. Internally the property offers deceptively spacious living accommodation leading to the rear yard which provides access to a surprisingly sized, fully enclosed lawned garden. The property provides convenient access to the neighbouring towns of Chorley and Blackburn and for commuter routes along the M61 and M65 networks.

The property comprises briefly, to the ground floor: entrance into a spacious open plan living/dining room with stairs leading to the first floor, door to understairs storage, and open access into the fitted kitchen with access to the rear. To the first floor is a landing with doors leading to two bedrooms and a three-piece shower room. Externally the property offers a rear yard with gate leading to a generous-sized lawned garden. There is shared access from the front to a storage area with leads to the rear yard. The front of the property has a driveway providing off-road parking.

For further information, or to arrange a viewing, please contact our Chorley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# Town Lane, Whittle-Le-Woods, PR6 8AG

£250,000



- Council Tax Band C
- EPC Rated D
- Ample Laid To Lawn Garden
- Off Road Parking
- Two Bedrooms
- Desireable Location
- QualiY Fixtures Throughout
- Nearby Schools

## Ground Floor

### Vestibule

3'11 x 2'10 (1.19m x 0.86m)

Terracotta tiled floor, door to reception room one.

### Reception Room One

20'10 x 18'9 (6.35m x 5.72m )

Television point, two hardwood double glazed windows, three central heating radiators, electric log burning fire, television point, stairs to the first floor, understairs storage, open to kitchen.

### Kitchen

14'8 x 5'5 (4.47m x 1.65m )

UPVC double glazed window, mix of wall and base units, laminate worktops, freestanding oven with four ring electric hob, extractor hood, tiled splash backs, stainless steel sink with drainer and mixer tap, space for fridge/freezer, tile effect floor, composite double glazed stable door to rear.

## First Floor

### Landing

Hardwood double glazed window, door to two bedrooms and shower room.

### Bedroom Two

9'8 x 7'11 (2.95m x 2.41m )

Hardwood double glazed window, central heating radiator.

### Bedroom One

14'3 x 10'4 (4.34m x 3.15m )

Hardwood double glazed window, central heating radiator, television point, fitted wardrobes.

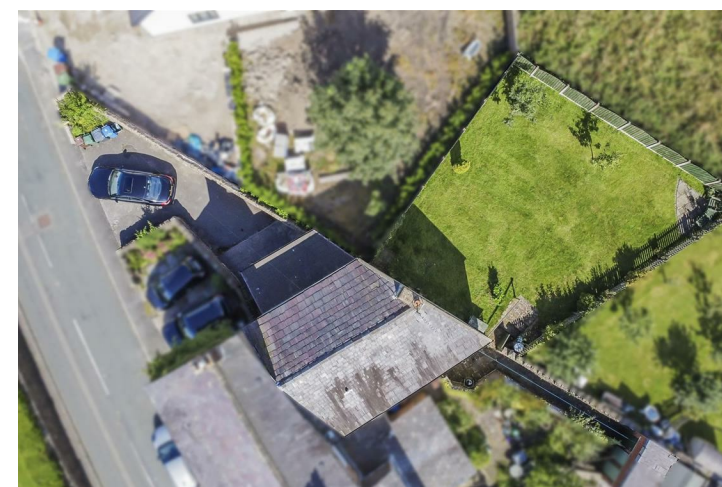
### Shower Room

15'0 x 9'1 (4.57m x 2.77m )

UPVC double glazed window, low basin WC, pedestal wash basin with traditional taps, walk-in main feed shower, part PVC panel elevations, part tiled elevations, fitted storage, wall mounted boiler.

### Externally

Shaved access from front to store (13'3 x 6'4).



Tel: 01257447602

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)