



Total area: approx. 94.0 sq. metres (1012.3 sq. feet)

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			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

Wymundsley, Chorley, PR7 1UT

Offers Over £280,000

A FANTASTIC FAMILY HOME SITUATED IN A POPULAR AREA IN CHORLEY

Having been presented and maintained beautifully throughout with modern fixtures and fittings including new windows throughout and an upgraded family bathroom, and spacious rooms; additional office space (housing a new combi boiler in 2024) and two reception rooms this outstanding four bedroom detached property is being proudly welcomed to the market in the sought after location of Chorley on a popular estate. With off road parking and fantastic gardens, this enviable property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston and Manchester as well as major motorway links.

The property comprises briefly; entrance into a welcoming hallway which has doors leading to two spacious reception rooms and houses a staircase to the first floor. The main reception room is a fantastic living/dining room, has doors to the rear of the property and a door to the kitchen. The kitchen has a range of fitted units, a breakfast bar and also has doors leading to the rear garden. Externally to the front there is a laid to lawn garden with a sizable driveway providing off road parking for multiple vehicles. To the rear there is a spacious enclosed laid to lawn garden with decking areas, a border of bedding areas and a storage shed.

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

Wymundsley, Chorley, PR7 1UT

Offers Over £280,000



- Fantastic Detached Family Home
- Two Spacious Reception Rooms
- Off Road Parking
- EPC Rating: D
- Four Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen With Breakfast Bar
- Front & Rear Gardens
- Council Tax Band D

Ground Floor

Entrance Hallway

5'11 x 3'8 (1.80m x 1.12m)

UPVC double glazed entrance door, central heating radiator, stairs to the first floor and doors to two reception rooms.

Reception Room One

21'10 x 14'3 (6.65m x 4.34m)

UPVC double glazed window, central heating radiator, gas fire with marble effect surround and mantel, television point, coving, door to the kitchen and UPVC double glazed doors to the rear.

Kitchen

15'2 x 8'3 (4.62m x 2.51m)

UPVC double glazed window, range of wood effect wall and base units with granite effect surfaces and tiled splashbacks, breakfast bar, stainless steel one and a half bowl sink with drainer and mixer tap, space for cooker, integrated dishwasher and washing machine, space for fridge freezer and dryer, tile effect flooring and UPVC double glazed sliding doors to the rear.

Reception Room Two

12'10 x 5'11 (3.91m x 1.80m)

UPVC double glazed window, central heating radiator and dado rail.

First Floor

Landing

14' x 8'6 (4.27m x 2.59m)

UPVC double glazed window, loft access, over stairs storage and doors to four bedrooms, office and bathroom.

Bedroom One

11'11 x 10'1 (3.63m x 3.07m)

UPVC double glazed window, central heating radiator, television point and wood effect flooring.

Bedroom Two

10'1 x 9'6 (3.07m x 2.90m)

UPVC double glazed window and central heating radiator.

Bedroom Three

12'10 x 5'10 (3.91m x 1.78m)

UPVC double glazed window, central heating radiator, fitted wardrobes, loft access and wood effect flooring.

Bedroom Four

7' x 6'11 (2.13m x 2.11m)

UPVC double glazed window and central heating radiator.

Office

5'10 x 5'6 (1.78m x 1.68m)

UPVC double glazed window, fitted storage, brand new combi boiler installed in 2024, and wood effect flooring.

Bathroom

6'10 x 5'4 (2.08m x 1.63m)

Benefitting from an upgrade in 2023, with UPVC double glazed window, central heating towel rail, panelled bath with electric feed shower overhead, vanity top wash basin, dual flush WC, marble effect panelled elevations, extractor fan and wood effect flooring.

External

Front

Laid to lawn garden and driveway providing off road parking.

Rear

Enclosed laid to lawn garden with decked seating area, stone chipped bedding and a shed.

