



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		89	91
(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.

Whinfell Close, Clayton-le-Woods, Leyland, PR25 5AL

Offers Over £350,000

AN IMMACULATE AND SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME

Keenans are delighted to present to the market this immaculate four double bedrooms detached home. Maintained by the current owners to the highest standard throughout with an abundance of indoor and outdoor space and stylish decoration, this enviable property would be perfect for a family looking for their forever home. Located on a sought after estate in the popular area of Clayton-le-Woods, Leyland. Boasting plenty of living space, open plan kitchen/dining area, two en suite and a beautiful garden to the rear. This home is everything you could ask for and not one to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Chorley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, open plan kitchen/dining area, downstairs WC and staircase to the first floor. The kitchen/dining area has french doors out to the rear and a door through to the utility which has a door leading out to the rear. The first floor comprises of four bedrooms, two of which with en suites, a family bathroom and an airing cupboard. Externally, there is an enclosed garden to the rear with artificial lawn and flagged patio area with a timber shed. To the front, there is a laid to lawn garden, tarmac driveway and access to the garage.

Viewings can be arranged by calling our Chorley team, at your earliest convenience. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Whinfell Close, Clayton-le-Woods, Leyland, PR25 5AL

Offers Over £350,000



- Impressive Detached Property
- Open Plan Kitchen
- Driveway and Integral Garage
- EPC Rating B
- Four Bedrooms
- Abundance of Indoor Space
- Tenure Leasehold
- Three Bathrooms
- Extensive Garden to Rear
- Council Tax Band E

Ground Floor

Entrance Hall

16'10 x 6'4 (5.13m x 1.93m)

UPVC double glazed frosted front door, central heating radiator, tiled flooring, stairs to first floor, doors leading to reception room, WC and kitchen/dining area.

Reception Room

16'9 x 11'2 (5.11m x 3.40m)

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

WC

5'5 x 2'8 (1.65m x 0.81m)

Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, part tiled elevations and tiled flooring.

Kitchen/Dining Area

20'8 x 13'9 (6.30m x 4.19m)

UPVC double glazed window, central heating radiator, spotlights, wood panel wall and base units, laminate worktops, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated dishwasher, space for fridge freezer, tiled flooring, door to utility and UPVC double glazed french doors to rear.

Utility

10'9 x 5'7 (3.28m x 1.70m)

Base units, laminate worktops, plumbing for washing machine, dryer and UPVC double glazed frosted door to rear.

First Floor

Landing

Central heating radiator, loft access, doors leading to four bedrooms, bathroom and storage cupboard.

Bedroom One

14'7 x 11'5 (4.45m x 3.48m)

Two UPVC double glazed windows, central heating radiator, fitted bedside tables with sockets, fitted wardrobes and door to en suite.

En Suite

7'11 x 5'10 (2.41m x 1.78m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, direct feed rainfall shower with rinse head, part tiled elevations and tiled flooring.

Bedroom Two

11'8 x 11'7 (3.56m x 3.53m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes and door to en suite.

En Suite

7'3 x 6'2 (2.21m x 1.88m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, direct feed shower, spotlights, part tiled elevations and tiled flooring.

Bedroom Three

10'8 x 9'8 (3.25m x 2.95m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9'8 x 9'2 (2.95m x 2.79m)

UPVC double glazed window and central heating radiator.

Bathroom

9'8 x 9'2 (2.95m x 2.79m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps, spotlights, part tiled elevations, tiled flooring and storage cupboard.

Exterior

Rear

Enclosed garden with Indian stone patio, artificial lawn and timber shed.

Front

Laid to lawn, off road parking and access to garage.

Garage

16'1 x 11'9 (4.90m x 3.58m)

