



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			75
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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St. Helens Road, Whittle-Le-Woods, PR6 7NQ

Offers In The Region Of £599,995

A SPACIOUS, DETACHED FIVE BEDROOM BUNGALOW WITH A GENEROUS PLOT

Commanding an enviable plot on a quiet yet popular road in the heart of Whittle-le-Woods, this detached, five bedroom bungalow flows internally with versatile living accommodation and four ground floor bedrooms, perfect for a growing family looking for the right mix of space, comfort and style. The property has been modernised throughout and finished in neutral tones to create a dream family home that is ready to move straight into! The property offers easy access to local amenities, schools and major commuter routes whilst also boasting off road parking for numerous vehicles in addition to two garages.

The property comprises briefly, to the ground floor: entrance into a welcoming hallway with doors leading to spacious reception rooms, a WC, a utility room and a wonderful open plan kitchen/dining room. The utility room leads through the back porch to the rear garden. The second reception room leads to the side hall which has stairs leading to the first floor, doors providing access to four bedrooms and a bathroom, as well as open access to the third reception room. To the first floor is a landing with door leading to the main bedroom with en suite shower room. Externally the property is set on a generous plot with an extensive laid to lawn rear garden with paved patios and bedding areas. There is a summer house, a greenhouse and vegetable garden. To the side is a further garden with wood bark chipped bedding areas and further paving. The front of the property offers a driveway providing off road parking for numerous vehicles leading to two garages.

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

St. Helens Road, Whittle-Le-Woods, PR6 7NQ

Offers In The Region Of £599,995



- Impressive Detached Bungalow
- Three Reception Rooms
- Off Road Parking & Two Garages
- EPC Rating: D
- Five Bedrooms
- En Suite To Main Bedroom
- Freehold
- Contemporary Open Plan Dining Kitchen
- Extensive Gardens
- Council Tax Band F

Ground Floor

Entrance Hallway

19'7 x 9'3 (5.97m x 2.82m)

Composite double glazed entrance door, central heating radiator, loft access, smoke alarm, wood effect flooring and doors to two reception rooms, kitchen, utility and WC.

WC

6'2 x 5'6 (1.88m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, spotlights and tile effect flooring.

Utility Room

9'5 x 9'3 (2.87m x 2.82m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, wood effect flooring, spotlights and door to the back porch.

Back Porch

9'3 x 4'11 (2.82m x 1.50m)

UPVC double glazed window, electric radiator, tile effect flooring and composite double glazed door to the rear.

Reception Room One

16'7 x 11'5 (5.05m x 3.48m)

UPVC double glazed window, central heating radiator, living flame gas fire and television point.

Kitchen

20'9 x 12'5 (6.32m x 3.78m)

UPVC double glazed window, central heating towel rail, central heating radiator, range of panelled wall and base units with laminate surfaces, breakfast bar, oven with five ring gas hob, extractor hood, ceramic sink with drainer and mixer tap, integrated fridge, freezer and wine fridge, spotlights, wood effect flooring and UPVC double glazed French doors to the rear.

Reception Room Two

16'11 x 13'3 (5.16m x 4.04m)

Two UPVC double glazed windows, central heating radiator, wood effect flooring and door to the side hall.

Side Hall

Central heating radiator, wood effect flooring, stairs to the first floor, doors to bathroom and four bedrooms and open to reception room three.

Reception Room Three

13'5 x 8'10 (4.09m x 2.69m)

UPVC double glazed window, central heating radiator, wood effect flooring and UPVC double glazed French doors to the rear.

Bedroom Two

11'11 x 8'1 (3.63m x 2.46m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'11 x 8'1 (3.63m x 2.46m)

UPVC double glazed window and central heating radiator.

Bedroom Four

11'11 x 8'1 (3.63m x 2.46m)

UPVC double glazed window and central heating radiator.

Bedroom Five

11'11 x 8'1 (3.63m x 2.46m)

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

Bathroom

8'2 x 5'4 (2.49m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, part tiled elevations, wood effect flooring, extractor fan and spotlights.

First Floor

Landing

UPVC double glazed window, central heating radiator and door to bedroom one.

Bedroom One

24'8 x 11'11 (7.52m x 3.63m)

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

En Suite

8'5 x 5'11 (2.57m x 1.80m)

Central heating towel rail, dual flush WC, vanity top wash basin, corner direct feed shower unit, part tiled elevations, extractor fan, spotlights and tile effect flooring.

External

Rear

Extensive laid to lawn garden with bedding areas, paved patio, summer house, greenhouse and vegetable garden. There is a garden to the side with wood chipped areas and paving.

Front

Driveway providing off road parking for numerous vehicles leading to two garages.



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