



SWITCH
ESTATE AGENTS



134 Preston Road, Whittle-Le-Woods, Chorley, PR6 7HE

Offers over £325,000

- Stunning three-bedroom semi-detached family home
- Spacious bay-fronted open plan lounge and dining room
- Modern fitted kitchen with bay window
- Landscaped rear garden with artificial lawn and play area
- Detached garage
- Full of character with beautiful period features
- Stylishly modernised throughout
- Contemporary family bathroom
- Large gated driveway providing parking for several vehicles
- Close to excellent schools, transport links and local amenities

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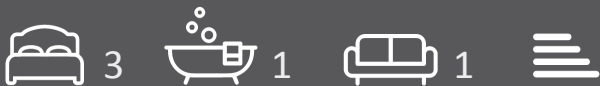
Situated in the highly sought-after area of Whittle-le-Woods, this beautifully presented three-bedroom semi-detached home perfectly combines charming period features with stylish modern living, making it an ideal home for growing families.

The property welcomes you with a spacious entrance hallway featuring decorative wall panelling and a convenient downstairs WC. The heart of the home is the impressive bay-fronted open plan lounge and dining room, offering a wonderful space for relaxing and entertaining. A feature fireplace creates a cosy focal point, while modern patio doors flood the room with natural light and open directly onto the rear garden.

The contemporary kitchen provides an excellent range of units, generous worktop space and a charming bay window overlooking the landscaped garden.

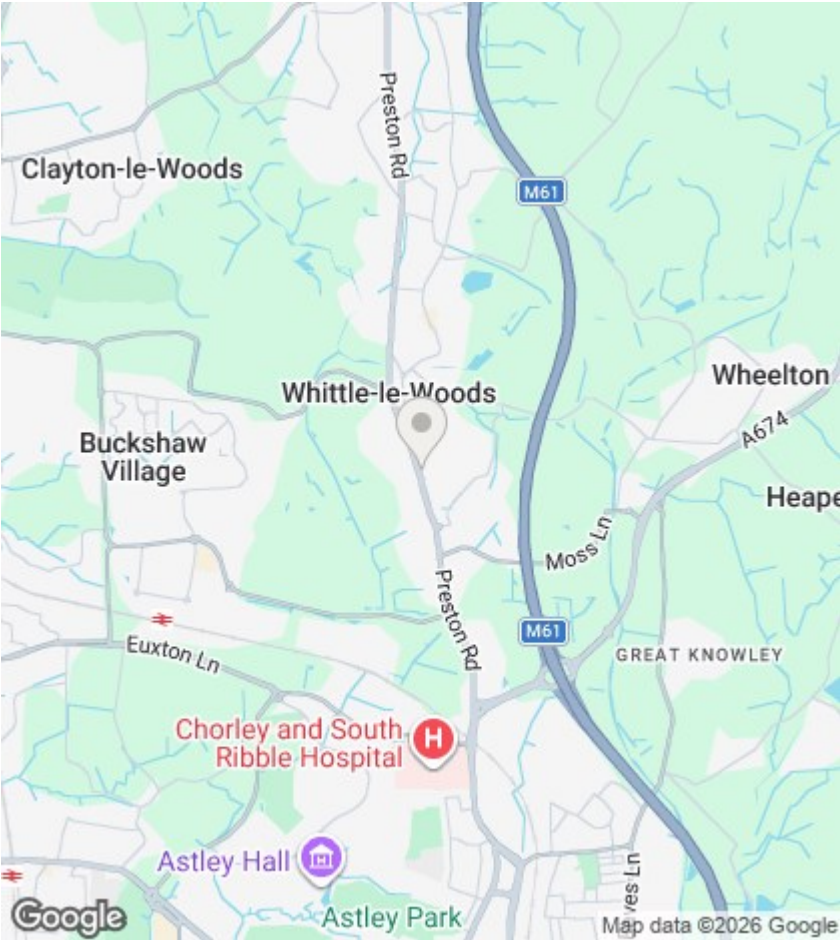
To the first floor, a spacious landing leads to three well-proportioned bedrooms, including two generous doubles with fitted wardrobes and a good-sized single bedroom, ideal as a nursery, home office or child's room. Completing the accommodation is a stylish contemporary family bathroom finished to a high standard.

Externally, the property continues to impress with generous front and rear gardens. The landscaped rear garden has been thoughtfully designed for modern family living, featuring raised decking leading from the



Council Tax Band: D





Directions

Viewings

Viewings by arrangement only. Call 07494057655 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.

