

FOR SALE

2, Chapel Fold, Whittle-Le-Woods, PR6 7YB

 **REGAN &
HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



2, Chapel Fold, Whittle-Le-Woods, PR6 7YB

Exclusive five bed detached family home located on a quiet, gated development.



- Exceptional detached family home
- Bespoke fitted kitchen with appliances
- Two en-suites and a family bathroom
- Close to schools and amenities
- Outstanding open plan reception rooms
- Five excellent sized double bedrooms
- Large gardens / driveway / garage
- 2559 SQ. FT.

Located on a gated and exclusive development on the boarders of Cuerden Valley Park in Whittle-Le-Woods sits the impressive Chapel Fold development. The site is made up of individually designed family homes boasting some truly exceptional fixtures and fittings along with spacious and versatile accommodation. Number two sits on a fantastic plot with superb private landscaped gardens all surrounded by some amazing countryside from the doorstep.

Chapel Fold also boasts easy access to local amenities, Chorley with its bus & train station, schools for all ages, excellent walks from the doorstep & is close to several major motorway networks. Internally the accommodation is set over two floors offering just shy of 2600 square feet of well-designed and impressive space ideal for the growing family. In brief the accommodation comprises of spacious entrance hallway with stairs leading to the first floor, cloak room wc and then an impressive formal lounge / sitting room to the front with log burning stove. To the rear of the property is a large and truly impressive open plan space which has been cleverly designed housing another family lounge area, dining space, an impressive bespoke fitted kitchen boasting a range of wall, base and drawer units along with appliances and then a utility room. On the first floor there is a double master suite with dressing area and stunning en-suite bathroom, a second double bedroom with modern fitted en-suite bathroom, three more great sized double bedrooms and then a modern, four-piece family bathroom with freestanding bath, wc, sink unit and shower unit.

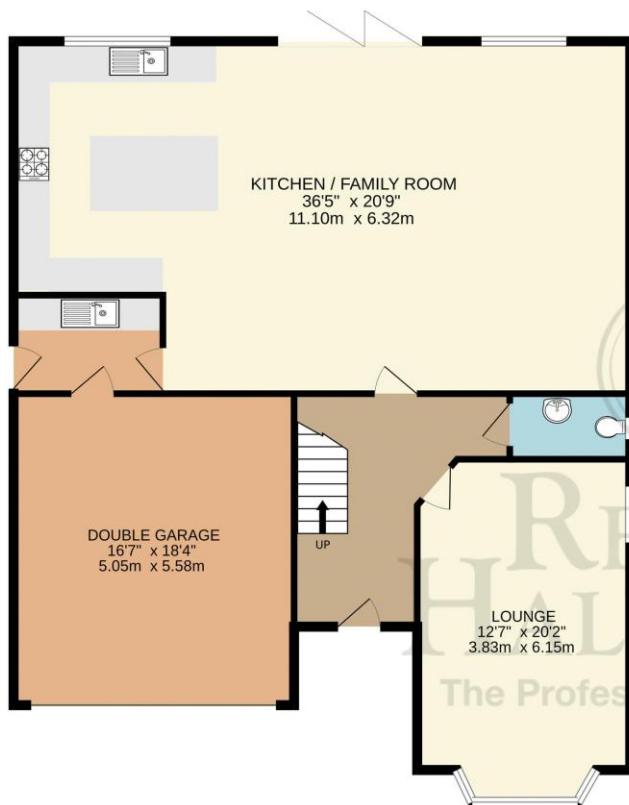
Externally Chapel Fold has a large double driveway leading to an integral double garage with electric door. To the rear there is a large, private and enclosed garden with lawn and large patio area. Internal inspection is highly recommended to truly appreciate the properties size, its impeccable finish and outstanding location.



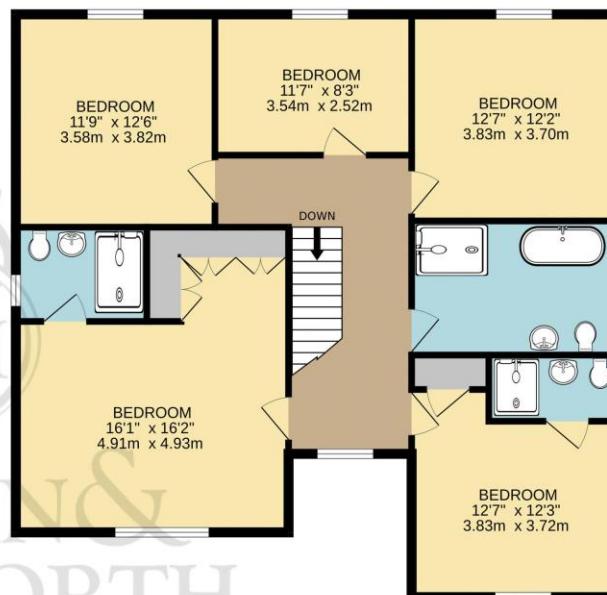


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GROUND FLOOR
1449 sq.ft. (134.6 sq.m.) approx.



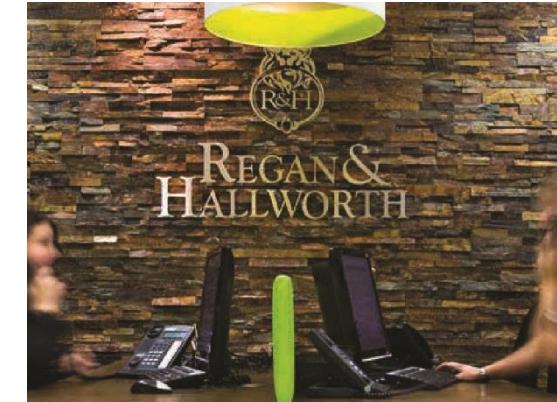
1ST FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA : 2559 sq.ft. (237.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan**: 01942 244991 | **West Lancashire**: 01695 585258 | **Chorley**: 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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