

**PETER E GILKES & COMPANY**

44 Market Street, Chorley, Lancashire, PR7 2SE

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**FOR SALE**

**9 SPRING MEWS  
off DARK LANE  
WHITTLE SPRINGS  
WHITTLE LE WOODS  
CHORLEY  
PR6 8AS**



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**Price: £235,000**

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- Spacious semi-detached house
- Four bedrooms, two reception rooms plus conservatory
- Garage
- Select setting close to picturesque countryside
- In need of some repair and upgrading

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company has any authority to make or give any representation or warranty whatsoever in relation to this property.



**CHARTERED SURVEYORS**

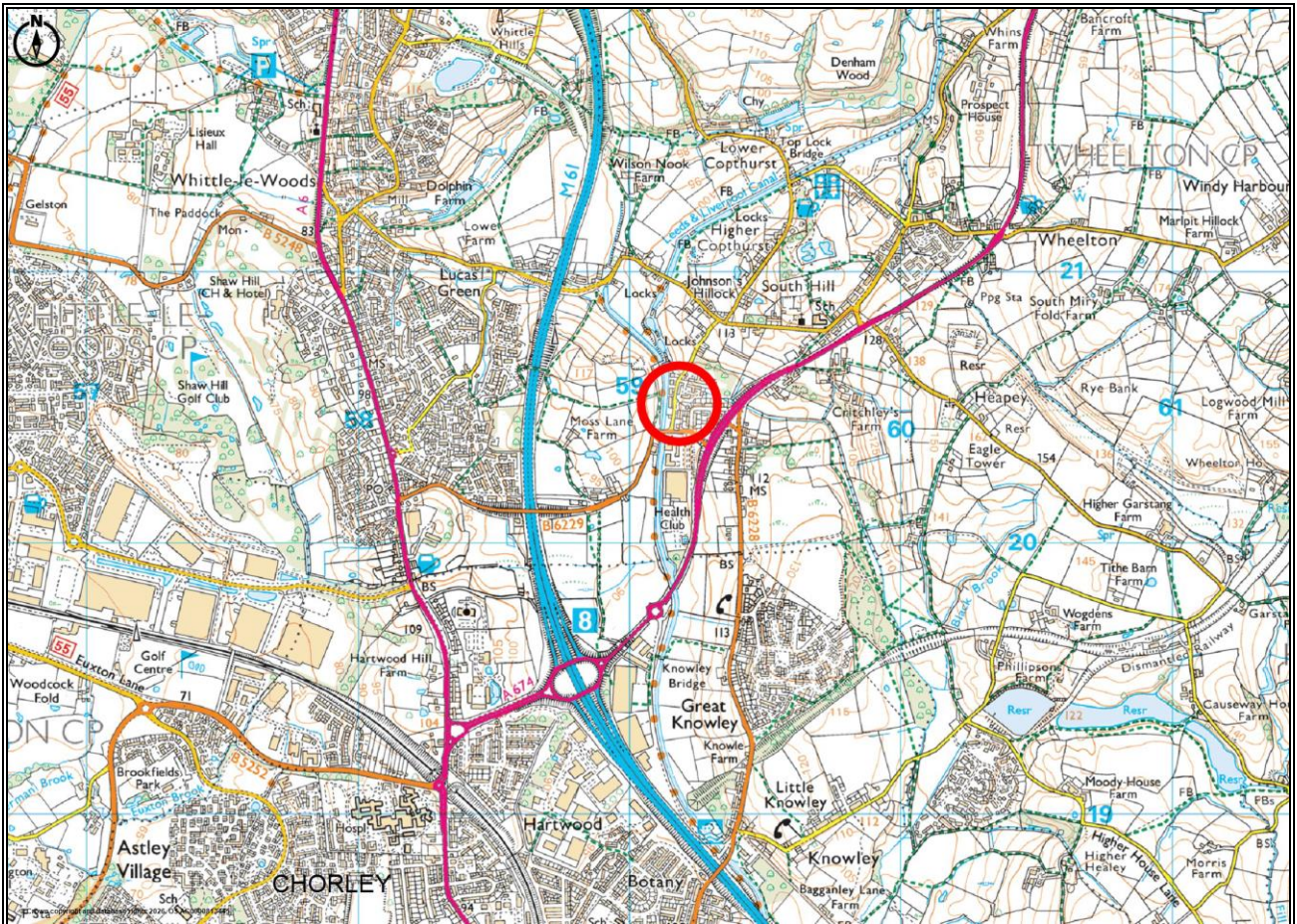
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

**Description:** Deceptively spacious end mews house on edge of small exclusive development off Dark Lane from which a short walk leads to attractive countryside and the renowned Johnson Hillocks set of locks regarded as the most picturesque on the canal network.

Neighbourhood amenities in the form of schools, churches, pub/restaurant and leisure centre are close by and there is easy access onto motorway intersections and into Chorley Town Centre.

**Location:**



**Accommodation:** The accommodation which is in need of some repair and superficial upgrading briefly comprises: -

(all sizes are approx.)

**Ground Floor**

**Entrance Hall**

Cloaks cupboard and central heating radiator.

**Cloak Room/WC**

Wash hand basin, low flush WC and central heating radiator.

**Lounge** 4.75m x 3.45m (15'7 x 11'4)

Living flame gas fire in decorative fireplace, central heating radiator.

**Dining Room** 3.4m x 2.7m (11'1 x 8'8)

Central heating radiator and patio window.

**Utility Room** 3.5m x 1.7m (11'5 x 5'8)

Stainless steel sink unit, central heating boiler, tiled floor and central heating radiator.

**Kitchen** 3.45m x 2.2m (11'4 x 7'1)

Extensive range of fitted cupboards and drawers with contoured worktops and matching wall cupboards, gas hob with oven below. Plumbing for dishwasher. Central heating radiator.

**Conservatory/Orangery** 6.0m x 3.1m (20' x 10'3)

Central heating radiator. Tiled floor.

## **First Floor**

### **Landing**

Central heating radiator and cylinder cupboard.

**Bedroom 1** 4.4m x 3.0m (14'6 x 10')

Central heating radiator.

### **Ensuite Shower Room**

Tiled shower cubicle, low flush WC, pedestal wash hand basin and central heating radiator.

**Bedroom 2** 3.1m x 2.7m (10'3 x 9')

Central heating radiator.

**Bedroom** 3.0m x 3.0m (10' x 10')

Central heating radiator.

**Bedroom 4** 3.1m x 2.0m (10'3 x 6'6)

Central heating radiator.

### **Bathroom**

Three-piece suite and electric shower over bath. Tiling to walls and floor. Central heating radiator.

**Floor Plan:** *To be inserted*

**Outside:** Paved forecourt providing parking space and leading to –  
Brick built single garage.  
Paved front garden area with metal store cabin.  
Rear garden overlooking Dark Lane.

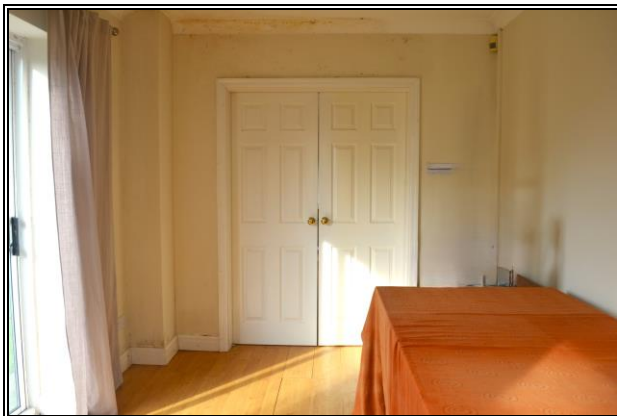
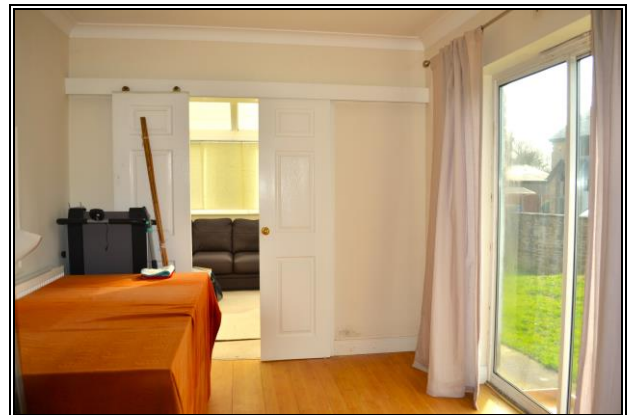
NB Side garden is being sold separately as a building plot.

**Energy Rating:** An Energy Performance Certificate has been requested and can be made available upon request.

**Tenure:** It is understood the site is Freehold and free from Chief Rent.

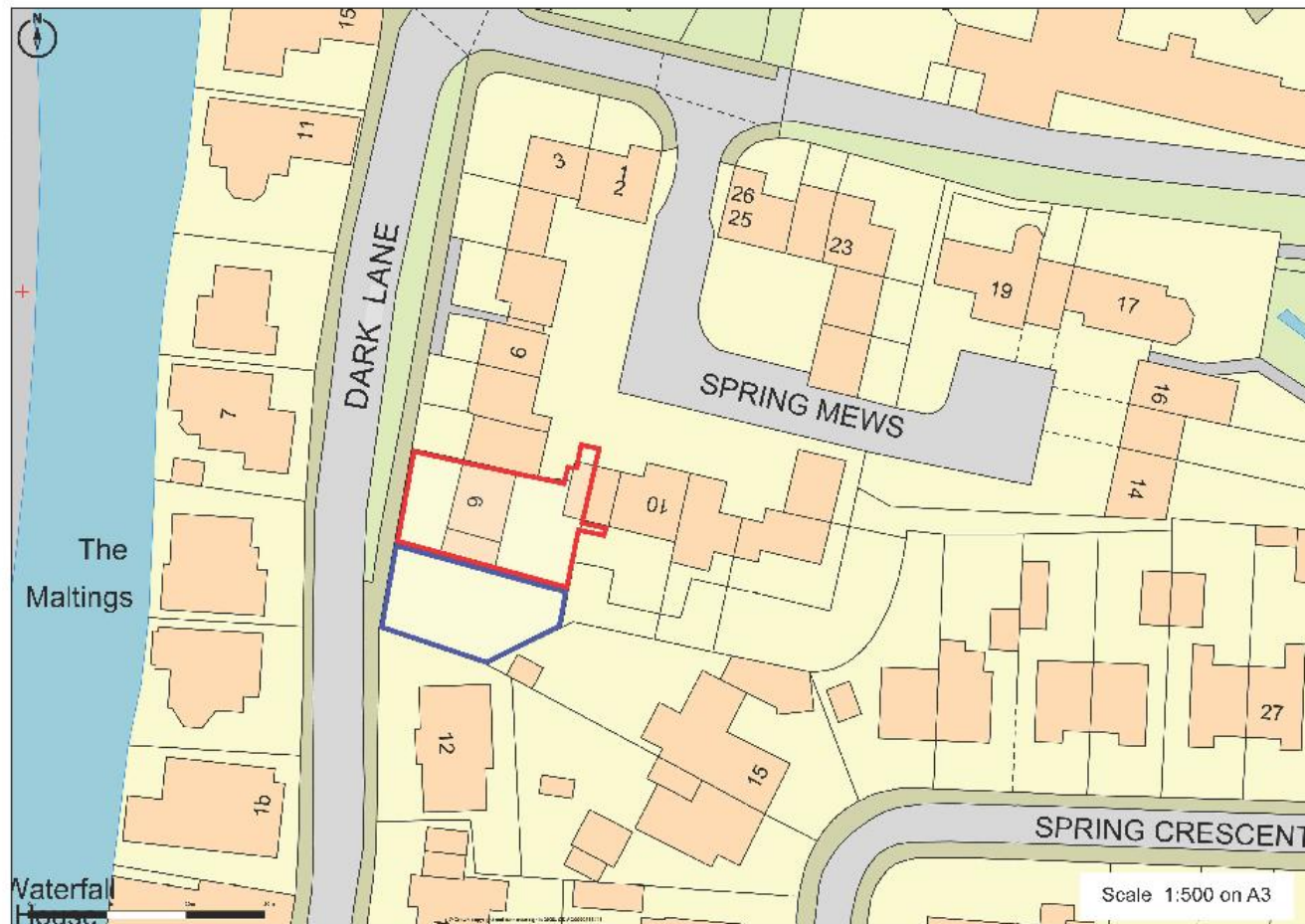
**Services:** Mains gas, electricity and water supplies are provided, and drains connect to the main sewer.

- Assessment:** According to the Valuation Office Agency's website, the property has been placed in Band D and currently equates to a Council Tax of approximately £2,171 per annum.
- Note:** All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system and any other appliances and fittings where applicable.
- To View:** Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.





9 Spings Mews off Dark Lanr Whittle-le-Woods Chorley PR6 8AS



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