

HOME  TRUTHS



Dawson Lane, Whittle-Le-Woods

PR6 7DT





A delightful and individual semi-detached property enjoying open views across Cuerden Valley to the front and Shaw Hill Golf Club to the rear. Offering over 800 square feet of well-presented accommodation and a south-facing garden, Ruswood is available with no upward chain—perfect for those seeking a peaceful yet convenient lifestyle. The gravel driveway provides parking for up to three vehicles and leads to the main entrance. Step into the hallway and from there to the spacious living room, which runs the full depth of the property and is beautifully appointed with panelled walls, a wood burning stove, and French windows opening onto the garden, allowing natural light to flood the space. The dining kitchen comprises a range of wall and base units with breakfast bar and ceramic sink, along with integrated appliances including electric hob, oven and grill, and dishwasher. A separate utility area offers additional space, power and plumbing for appliances, with a stable door providing external access. Externally, the property truly comes into its own. Step out onto the Indian stone sun terrace, complete with a covered pergola and heater, creating an ideal setting for relaxing or entertaining well into the evening. The south-facing garden is bordered by mature hedging and enjoys lovely parkland views towards Shaw Hill. Back inside, stairs rise to the first floor landing where bedrooms one and two are both comfortable doubles, enjoying front and rear aspects respectively. Bedroom three, currently used as a home office, offers flexibility for modern living. The bathroom is stylishly finished with fully tiled elevations and flooring, and comprises bath, walk-in mixer shower, wc, and ladder heated towel rail. Perfectly positioned for those who want the best of both worlds—easy access to amenities alongside countryside living, this is a wonderful place to call home.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Delightful semi detached property
- Three bedrooms
- Gorgeous views to the front and rear
- Virtual tour
- South facing garden overlooking Shaw Hill Golf Club
- No upward chain

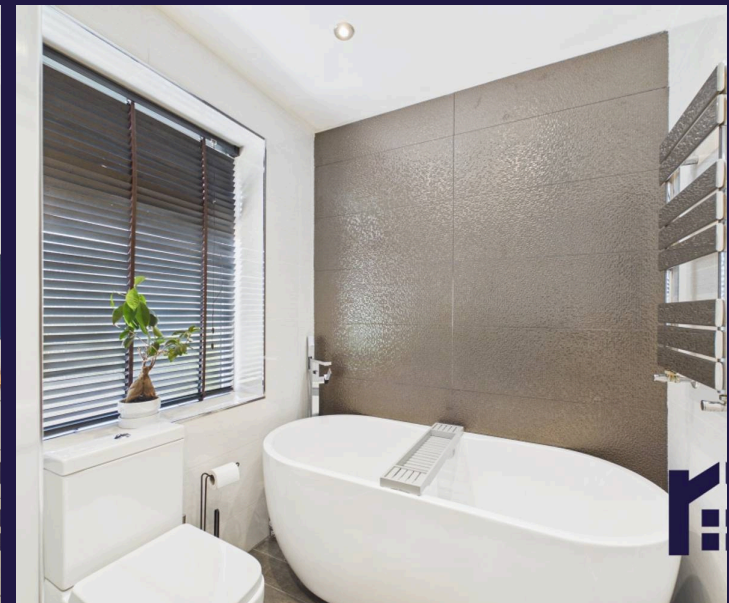


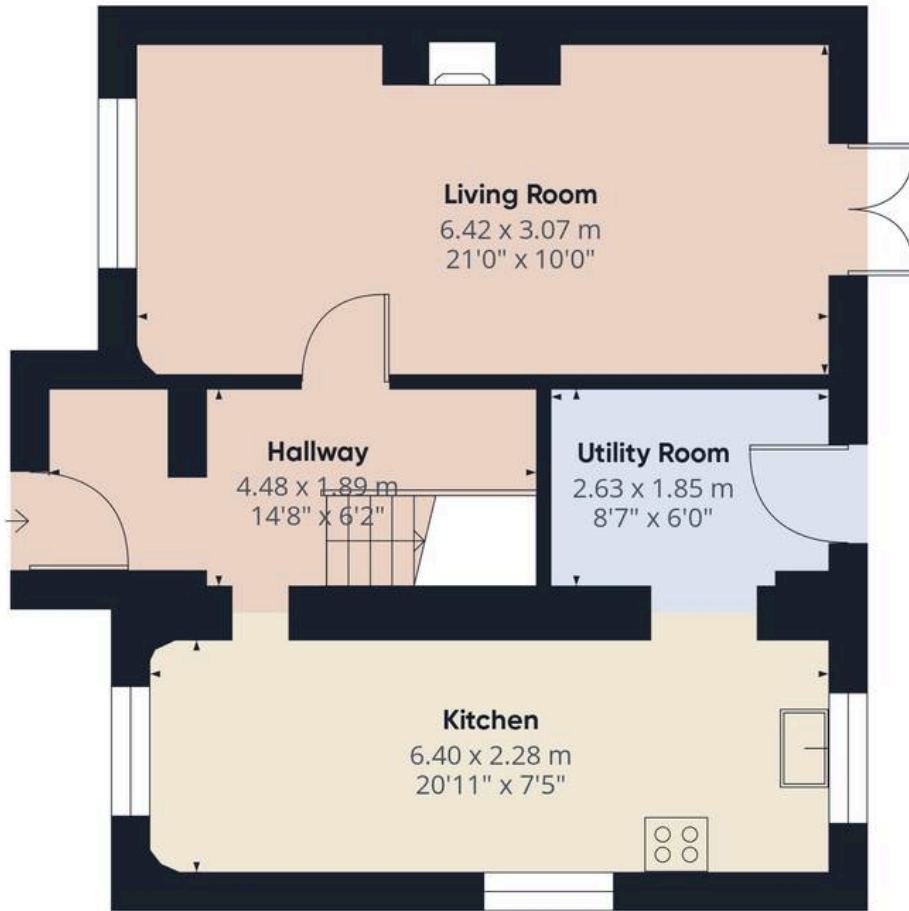
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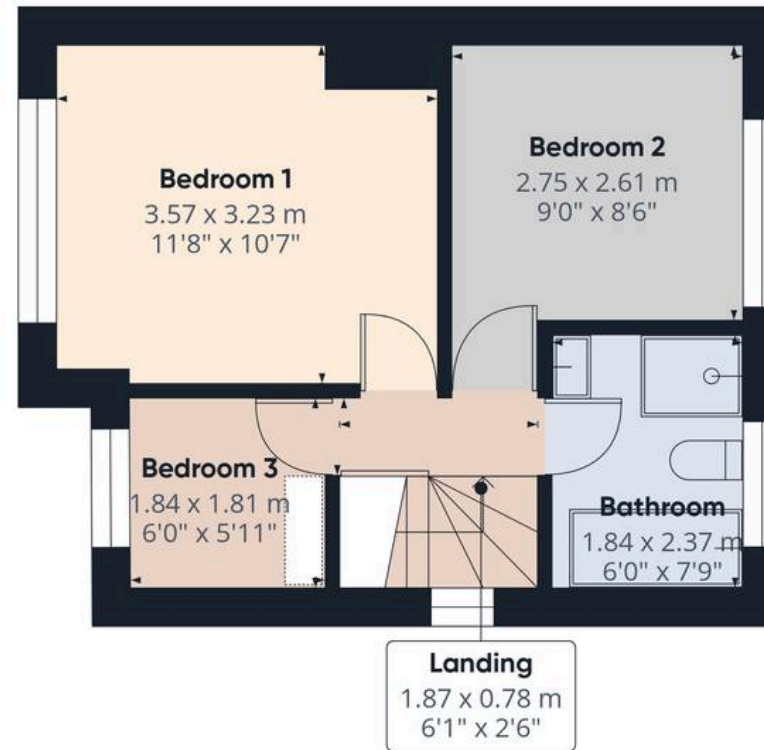
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Floor 1



Floor 2



Approximate total area⁽¹⁾

76 m²
818 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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