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## 22 Leatherland Drive

Whittle-le-woods, Chorley, PR6 7YD

This impressive detached home is immaculately presented and arranged over three spacious storeys, offering six generously sized bedrooms. The ground floor features a striking kitchen-dining room, a separate utility room, and a comfortable lounge, ideal for modern family living.

**£450,000**

EPC Rating 'TBC'

The first floor comprises four bedrooms, including two with en-suite facilities, along with a contemporary family bathroom. Two further bedrooms are located on the second floor, providing flexible accommodation for guests, home working, or growing families.

The garage has been thoughtfully converted to offer a combination of partial storage space and a versatile office or gym. Outside, the low-maintenance rear garden is finished with decking and artificial grass, perfect for year-round enjoyment.





## Property Description

### GROUND FLOOR

#### ENTRANCE HALLWAY

With doors off to lounge, kitchen/ dining room and ground floor WC. Stairs to first floor.

#### LOUNGE

17' 9" x 10' 8" (5.41m x 3.25m) Double glazed bay window to front.

#### KITCHEN/DINING ROOM

21' 10" x 11' 2" (6.65m x 3.4m) A stunning open plan kitchen dining room featuring a range of white gloss base and wall units with complimenting work surfaces over incorporating stainless steel sink unit with mixer. Kitchen island with seating. Built in double oven, gas hob, extractor and dish washer. Space for freestanding fridge freezer. Tiled flooring. Ceiling spotlights. Part tiled walls. Double glazed patio doors opening on to the rear garden. Open to the dining area with space for large table, double glazed window to rear. Door to Utility room.





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#### UTILITY ROOM

White glass base units with work surfaces over incorporating stainless steel sink unit. Cupboard housing boiler. Space for washing machine and tumble dryer. Double glazed door to rear garden.

#### FIRST FLOOR

Landing with doors off to bedrooms one, two, five and six and family bathroom. Storage cupboard. Stairs to second floor.

#### BEDROOM ONE

14' 6" x 13' 7" (4.42m x 4.14m) Double glazed window to front. Built in wardrobes. Door to ensuite shower room.

#### BEDROOM TWO

11' 9" x 11' 4" (3.58m x 3.45m) Double glazed window to front. Door to ensuite shower room.

#### ENSUITE

Fitted with shower cubicle, hand wash basin and WC. Double glazed obscured window.

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#### BEDROOM FIVE

11' 2" x 9' 1" (3.4m x 2.77m) Double glazed window to rear.

#### BEDROOM SIX

11' 2" x 9' 3" (3.4m x 2.82m) Double glazed window to rear.

#### FAMILY BATHROOM

8' 3" x 8' 0" (2.51m x 2.44m) Fitted with a four piece suite comprising of panel bath, shower cubicle, hand wash basin and WC. Double glazed window to rear.

#### SECOND FLOOR

#### BEDROOM THREE

14' 3" x 14' 2" (4.34m x 4.32m) Spacious room with two Velux windows. Eaves storage.

#### BEDROOM FOUR

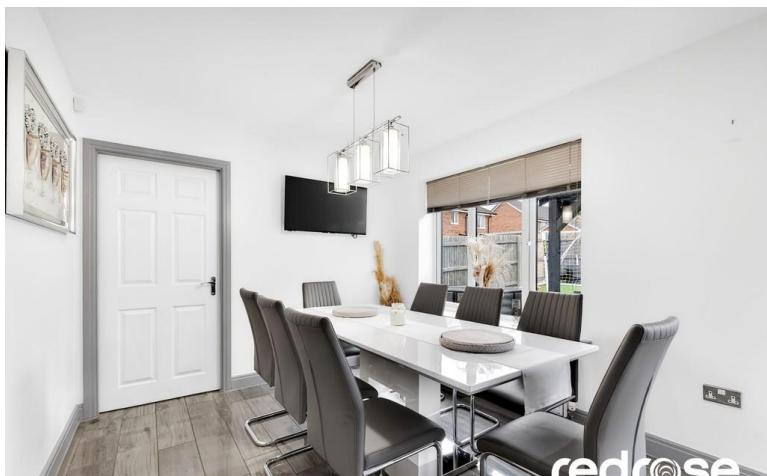
14' 2" x 8' 4" (4.32m x 2.54m) With two Velux windows.

#### GARAGE

8' 4" x 7' 7" (2.54m x 2.31m) With up and over door. Power and light.



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#### OFFICE/ GYM

9' 2" x 8' 7" (2.79m x 2.62m)

#### GARDEN

The rear garden is laid to low maintenance artificial grass with decking area for sitting out. Feature firepit. Side access gates.





