



Chorley Old Road, Whittle-Le-Woods

PR6 7NA

In Excess of **£295,000**







Substantial four double bedroom stone built property dating back to 1860 in a popular residential area, close to schools, primary transport routes and offering c 1800 square feet of versatile accommodation. Available with no upward chain. To the front the flagged driveway can accommodate two vehicles and leads to the main entrance. Step into the entrance hallway and from there to the snug with patio doors opening to the garden. Leading off is the spacious living room with spiral staircase to the cellar room which has been enjoyed as a games room and cinema room. To the rear, the breakfast kitchen comprises a range of wall and base units with integrated appliances including gas hob, electric oven and grill, refrigerator and dishwasher. Adjacent is the utility room with additional storage and space, power and plumbing for appliances. Completing the ground floor is the shower room with fully tiled flooring and elevations, wash hand basin, wc and electric shower in cubicle. Step outside onto the lovely and private lower terrace with steps up to the middle terrace with lawn and finally the top terrace offers views over local area. Back inside, stairs lead to the spacious first floor landing with airing cupboard housing the Baxi combi boiler. Bedrooms one and three are to the front with bedroom two to the rear overlooking the garden. The bathroom is on a mezzanine level and comprises a very sociable double ended bath, wc and wash hand basin. Bedroom four is accessed via a spiral staircase from the breakfast kitchen and has plenty of natural light from windows to two elevations. This great size family home has plenty of character and scope.





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Tenure: Freehold

- Four double bedrooms
- Versatile accommodation
- c 1800 square feet
- Two reception rooms plus cellar room
- Two bathrooms
- No upward chain



**HOME TRUTHS**  
SALES AND LETTING AGENT

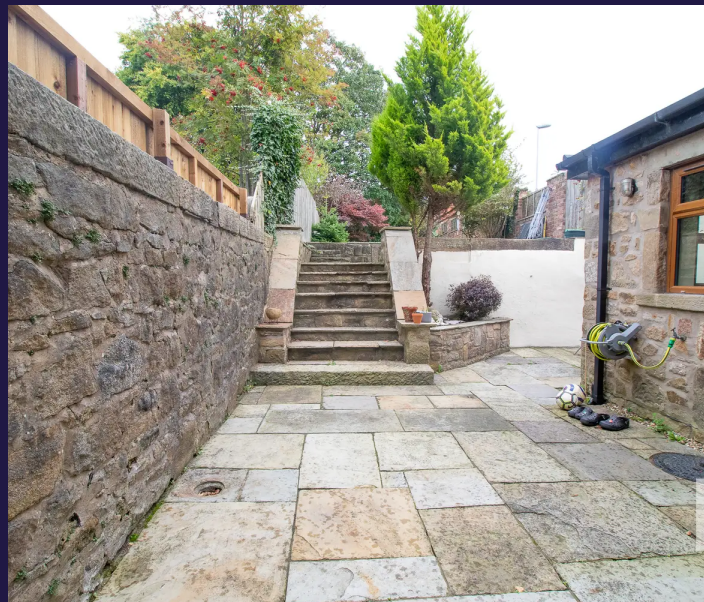
**Eccleston Branch**

265 The Green, Eccleston, PR7 5TF  
01257 451673

**Coppull Branch**

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

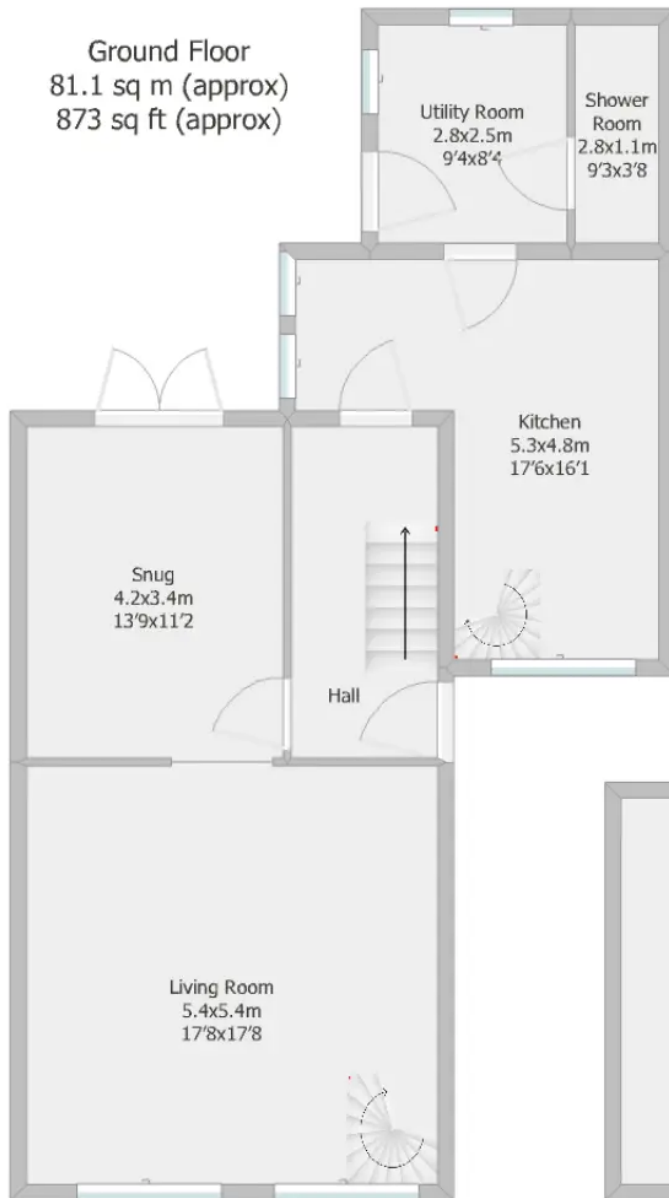
[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
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# Chorley Old Road

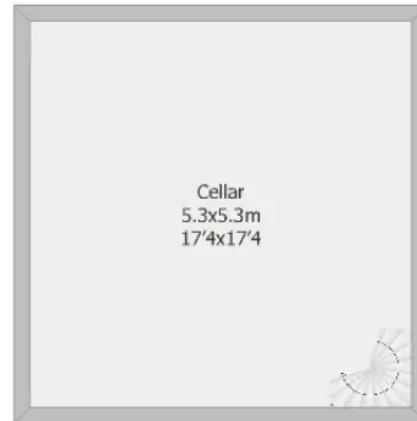
Ground Floor  
81.1 sq m (approx)  
873 sq ft (approx)



First Floor  
59 sq m (approx)  
635.1 sq f (approx)



Cellar  
28.4 sq m (approx)  
305 sq f (approx)



Drawing not to scale and is for illustrative purposes only.  
Plan produced by RoomSketcher.