

HOME  TRUTHS

Preston Road, Whittle-le-Woods

PR6 7HE

In Excess of £400,000





Striking and elegant detached property in a highly sought after residential area within easy walking distance of Shaw Hill Golf Club, Cuerden Valley and walks along the canal. Close to schools and primary transport routes this wonderful family home is available with no upward chain. Set back from the road with gardens behind mature hedging the gated tarmac driveway can accommodate three vehicles and leads to the larger than average garage, with power and light, and to the main entrance. Step into the vestibule and from there to the hallway which gives on to the delightful, bay fronted living room with plenty of space for both dining and comfortable furniture and benefiting from a picture window with views over to the Lancashire Pennines. Leading off is the snug which opens to the stunning elevated garden room with French windows leading down to the terrace. The kitchen is lovely and bright with natural light from windows to three elevations and comprises a range of wall and base units with space, power and plumbing for appliances. Completing the ground floor are the sumptuous bay fronted bedroom one with fitted wardrobes, the spacious bathroom comprising bath, wash hand basin, wc and mixer shower in cubicle. The separate cloakroom comprises floating wash hand basin and wc. Step outside onto the upper terrace with steps down to the sunken lawn with lower terrace, beautiful and well stocked borders, shed, greenhouse and productive areas. Back inside, stairs lead to the first floor landing which would make the perfect home office or reading room. Bedroom two also enjoys views out and bedroom three has access to a small boiler room which houses the three year old Vaillant combi boiler.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Stylish detached property
- Delightful gardens
- Over 1700 square feet of accommodation
- Two double bedrooms and a comfortable single
- Virtual tour
- No upward chain



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Eccleston Branch

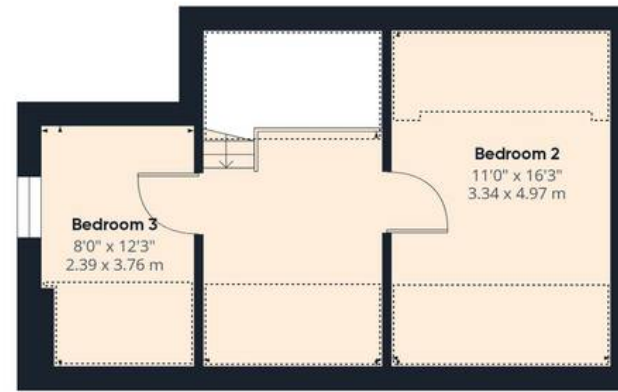
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Approximate total area⁽¹⁾

1756.89 ft²

163.22 m²

Reduced headroom

162.64 ft²

15.11 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.