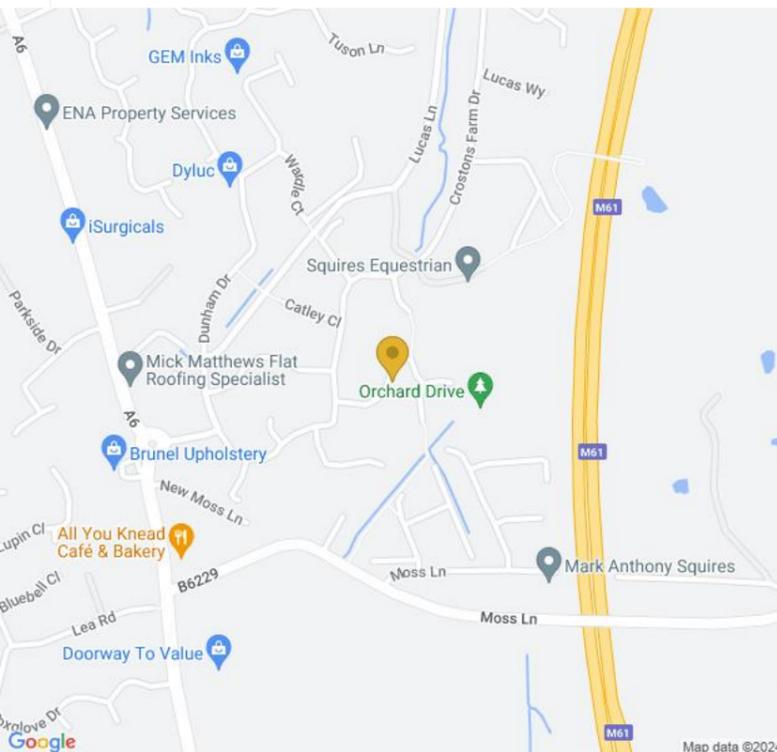


**£549,950**

Mottram Close, Whittle Le Woods, Chorley PR6



**Chorley**  
13/15 Cleveland Street  
Chorley PR7 1BH

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- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Stunning Extended Detached Family Home Impeccably Appointed**
- **Spectacular Open Plan Family Kitchen / Dining / Sun Room**
- **Four Bedrooms, En Suite, Shower Room, Lounge, Utility & WC**
- **Spectacular Rear Garden, Double Garage, Ample Driveway**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**EPC C**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



This extended and much improved property offers the perfect balance of space and practicality for a modern family lifestyle and is situated on a very popular residential estate in the ever sought after village of Whittle Le Woods on the outskirts of Chorley with great local amenities and the countryside on your doorstep.

Accommodation briefly comprises spacious entrance hall, WC, lounge, extended open plan family living comprising of stunning kitchen area with integral appliances and concealed lighting, dining area and delightful sun room with doors leading out to the rear garden from both the sun room and dining area. Off the kitchen there is a useful utility room.

To the first floor there is a spacious landing with feature window, there is a master bedroom with a large en-suite bathroom and fitted wardrobes. The second and third double bedrooms again both are with fitted wardrobes, the fourth bedroom is currently being used as a dressing room with fully fitted units. A well appointed family shower room.

The front garden has a wide driveway providing ample off road parking and leading to the double garage which is accessed by remote control and has pull down stairs leading to a boarded loft which is particularly handy for storage. To the rear of the property there is a stunning and mature larger than average garden with seating areas, covered barbecue area and a raised lawned garden.

The village of Whittle-le-Woods is a fantastic place to raise a family and you will find this property tucked away in a small residential cul-de-sac. For transport links you can access the M6, M61 and M65 motorways providing access to Manchester, Preston, Blackburn and Liverpool. For the commuters you will find Buckshaw Parkway & Chorley train station nearby. For the little ones you have Whittle Le Woods Primary a short drive away so your school run will be stress free. There is a choice of classic market towns right on your doorstep.

Tenure: Freehold  
Council Tax: Band F





