



Derek Road, Whittle-le-Woods, Chorley

OIRO £240,000 Leasehold

3 bedroom detached house for sale

Description

Nestled in the highly desirable area of Whittle-le-Woods, this beautifully presented three-bedroom semi-detached home offers a perfect blend of modern comfort and charming character. From the moment you step inside, the property exudes a welcoming ambiance, with light-filled spaces and thoughtful design throughout.

As you enter through the front door, you're greeted by an entrance hall with a staircase leading to the first floor, creating a sense of openness. A door from the hall takes you into the inviting lounge, which is a bright and airy space thanks to the large window overlooking the front of the property. The lounge is further enhanced by a striking feature fireplace, providing a central focal point and adding warmth and character to the room.

A door from the lounge leads into the heart of the home – the modern, U-shaped kitchen. This stylish space is fitted with sleek, contemporary units and is fully equipped with an integrated gas hob and electric oven. Practicality is at the forefront here, with provisions for a washer, dryer, and dishwasher and free-standing fridge, ensuring all your needs are met. Including a walk-in-pantry maximising storage for all your kitchen needs. A bright and welcoming atmosphere is created in this space, with windows to both the side and rear allowing plenty of natural light to fill the room. Opposite the kitchen, there is also space for a cosy sitting area, creating a relaxed spot to unwind while remaining connected to the



heart of the home.

Open from the kitchen, the conservatory provides a wonderful extension to the living space and is currently utilised as the dining room, comfortably housing a dining table. With its abundance of natural light, additional spotlights, and beautiful views across the rear garden, it creates a warm and inviting setting for family meals, entertaining guests or simply enjoying the peaceful garden outlook.

On the first floor, you'll find two generously sized double bedrooms, both beautifully carpeted and offering ample space for furnishings and storage. The rooms are bright and airy, making them perfect for both rest and relaxation. A stylish bifold door opens to the family bathroom, which has been thoughtfully designed with modern fixtures and fittings. The bathroom features a WC, a sink with built-in storage, and a bath with a shower overhead, creating a perfect space for both relaxation and practicality.

A further door from the landing leads to a staircase ascending to the second floor. Here, you'll discover the spacious master bedroom, a tranquil haven offering a large window to the side of the property, laminate flooring and useful eaves storage. This room provides a peaceful sanctuary, perfect for unwinding after a long day.

Externally, the property offers low-maintenance gardens to both the front and rear. The generously sized rear garden is fully enclosed and thoughtfully laid with a combination of lawn and a raised patio area, creating a wonderful balance of greenery and outdoor seating space. This versatile garden is ideal for entertaining, relaxing or enjoying family time outdoors, with a useful storage shed providing additional space for garden essentials.

To the front, the property is approached via a set of steps leading to the entrance, while a spacious multi-car driveway provides ample off

-road parking to the side of the property.

This stunning home offers a fantastic opportunity to enjoy modern living in a peaceful, sought-after location. With spacious interiors, a large garden, and ample parking, this property is perfect for growing families and those looking for a blend of comfort and convenience. Early viewing is highly recommended to fully appreciate all that this beautiful home has to offer.

Council Tax Band: B (Chorley Borough Council)

Tenure: Leasehold (999 years)

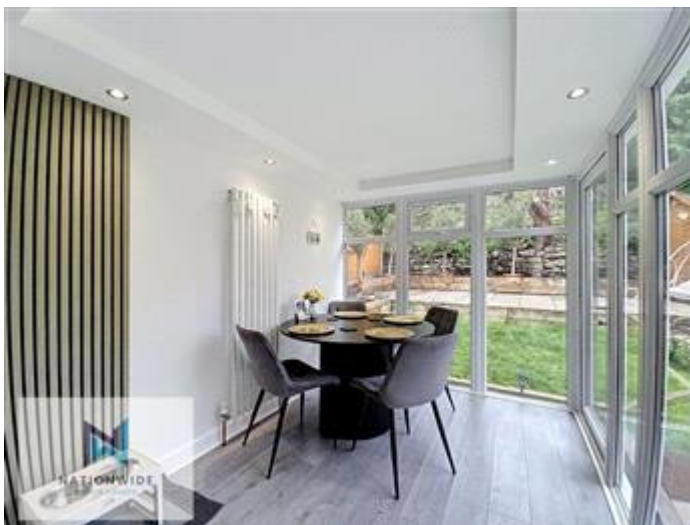
Ground Rent: £0 per year

Service Charge: £0 per year

Tenure

Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		

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