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49 Westhoughton Road

Heath Charnock, Chorley, PR7 4ER

It is rare to find a property with this much space on the market. This fantastic six-bedroom family home boasts beautiful grounds and ample parking for several vehicles.

The stunning centrepiece of the home is a high-spec kitchen that opens into an orangery, perfect for spending quality time. The gr...

Asking Price Of £795,000

EPC Rating '63 D'





Property Description

It is rare to find a property with this much space on the market. This fantastic six-bedroom family home boasts beautiful grounds and ample parking for several vehicles. The stunning centrepiece of the home is a high-spec kitchen that opens into an orangery, perfect for spending quality time. The ground floor also features two additional reception rooms, an office space, and a utility room. The six bedrooms are spread across the upper two floors, complemented by a spacious family bathroom and an additional shower room on the first floor. Parking is well accommodated with a triple garage, which also offers excellent storage options. This home is ideal for a growing family with work-from-home needs.

Spanning over 5,400 sq. ft., the home is full of character, featuring high ceilings, original details, and spacious rooms.

Interior

Ground Floor: Grand entrance hall, front sitting room with bay window, cloakroom WC, rear office, and an



impressive 31ft formal lounge with a bay window and double doors opening onto the garden. The modern fitted kitchen offers ample storage, appliances, dining space, and leads into a large orangery.
First Floor: Five generously sized bedrooms, a shower room, and a larger bathroom with a whirlpool bath and separate shower.

Second Floor: A spacious sixth bedroom or games room with access to a large loft storage area.

Exterior

The front of the property features a beautiful lawn, mature shrubs, and a large private driveway leading to a courtyard-style parking area. The main detached garage is an impressive 59ft long with electric doors and a carport. The separate pool building, currently used as a second garage, has a conservatory and bathroom, making it ideal for conversion into another dwelling.

The rear garden is large, private, and well-maintained, with a lawn and patio area, perfect for families.

Viewing is highly recommended to appreciate the space, potential, and prime location.

Freehold

Council Tax Band E



OUTSIDE FRONT

Impressive frontage with driveway leading to the rear, manicured hedge and lawns

ENTRANCE HALLWAY

Vestibule leading to a grand entrance hallway with doors to sitting room, lounge, cloakroom and office. stairs lead to first floor.

SITTING ROOM

12' 4" x 15' 9" (3.77m x 4.81m) Lovely views to the front garden, feature fireplace and door to hallway.

LIVING ROOM

13' 10" x 31' 9" (4.24m x 9.70m) Imposing, dual aspect room with bay window overlooking the front lawn and patio doors to the rear garden. Double doors lead through to the fabulous open plan kitchen and orangery.

KITCHEN/DINER

13' 5" x 31' 9" (4.10m x 9.70m) stunning open plan kitchen with high quality fixtures. Patio doors to front garden, opening to the orangery and door to rear, this is a fabulous entertaining space.

OFFICE/UTILITY

17' 0" x 11' 5" (5.2m x 3.5m) Perfect if you work from





home! utility room is also incorporated into this room with door to rear.

CLOAKROOM

Low level WC and wash hand basin

FIRST FLOOR

Stairs lead to the first floor landing with decorative stained glass window. Doors to bedrooms and bathroom and landing with further stairs to the second floor.

BEDROOM

17' 5" x 13' 3" (5.32m x 4.06m) Double glazed window to front, ceiling light point and radiator.



BEDROOM

13' 10" x 12' 11" (4.24m x 3.95m) Double glazed window to front, ceiling light point and radiator.

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13' 5" x 12' 11" (4.10m x 3.95m) Double glazed window to front, ceiling light point and radiator.

BEDROOM

11' 11" x 6' 10" (3.64m x 2.09m) Double glazed window to rear, ceiling light point and radiator.

BEDROOM

13' 10" x 9' 3" (4.24m x 2.84m) Double glazed window to rear, ceiling light point and radiator.



BATHROOM

13' 5" x 9' 3" (4.10m x 2.84 m) Four piece bathroom suite with double glazed window to rear, ceiling light point and heated towel rail.

WC

Low level WC, wash hand basin and window to rear.

SECOND FLOOR

LOFT ROOM

13' 5" x 17' 8" (4.10m x 5.40m) Perfect hobby room or great storage. Opening to further bedroom

BEDROOM

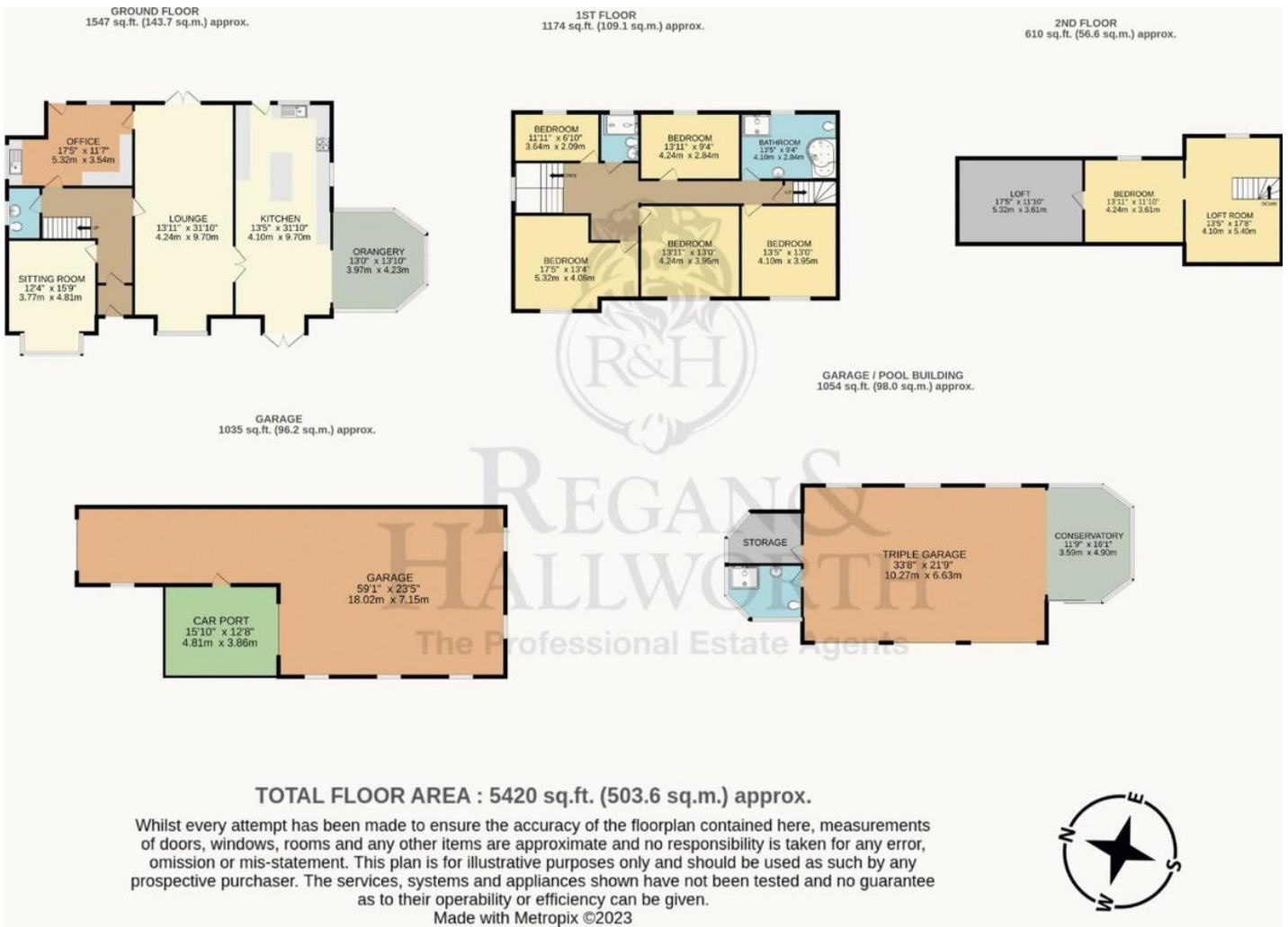
13' 10" x 11' 10" (4.24m x 3.61m)

LOFT STORAGE

17' 5" x 11' 10" (5.32m x 3.61m)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements