



**redrose**

**109 Town Lane**

Whittle-le-woods, Chorley, PR6 8AL

This spacious two-bedroom, semi-detached bungalow has been well-maintained over the years and is in a highly sought-after area WITH NO ONWARD CHAIN. The property features a spacious lounge, a large open plan dining area and kitchen, two large bedrooms, a large bathroom and front and rear porch. The property has gas central heating and is located in a semi-rural area with pleasant views to the front and a private rear garden backing on to fields. Viewing is highly recommended.

**Guide Price £280,000**

EPC Rating '64D'





## Property Description

### PORCH

A welcoming porch with a sunny aspect to sit and take in the views. It has a double-glazed door and windows with vertical blinds.

### HALLWAY

The hallway provides access to all main rooms with built in storage cupboard and loft access.

### LOUNGE

15' 10" x 14' 5" (4.83m x 4.39m) A bright and spacious south facing lounge with a large triple glazed window, offering pleasant views to the front. Well presented with generous proportions, coved ceiling and a stone fireplace with gas fire.

### OPEN PLAN KITCHEN/DINING ROOM

25' 2" x 11' 9 max" (7.67m x 3.58m) Open plan Dining area and Kitchen. Large dining area with built-in cupboards and double doors to the lounge. Side window overlooking the drive and stable door to the sunroom/rear porch.





Kitchen has built-in wall and base units, large triple glazed side and rear windows providing views to the generous sized rear garden and patio.

#### SUNROOM

A bright and airy sunroom, flooded with natural light. Double glazed windows with full vertical blinds and a double glazed back door to the garden.

#### MASTER BEDROOM

13' 8" x 11' 11" (4.17m x 3.63m) A generously sized double bedroom featuring quality fitted furniture with wardrobes and overhead storage and a built in dressing table.



#### BEDROOM TWO

13' 3" x 12' 5" (4.04m x 3.78m) A bright and generously sized double bedroom with a triple glazed window overlooking the rear of the property featuring quality fitted wardrobes.

#### FAMILY BATHROOM

9' 10" x 7' 6" (3m x 2.29m) A well-appointed four-piece bathroom featuring a separate shower enclosure, full size bathtub, washbasin and WC.

#### EXTERNALLY

The bungalow benefits from a private front driveway providing off-road parking. The well maintained front garden features a lawn and a variety of plants and shrubs. To the rear is a well-stocked sunny aspect garden with a variety of plants and shrubs, lawn and a large porcelain patio, enjoying views to open fields. There is also a shed and water tap.



#### LOCATION

Set in the sought-after village of Whittle-le-Woods, Town Lane offers a peaceful, semi-rural setting surrounded by mature greenery and scenic countryside. Residents enjoy easy access to popular local amenities, well-regarded schools, picturesque walks along Middlebrook and nearby canal. Excellent transport links via the nearby M61 and Buckshaw Parkway station make commuting straightforward, combining country charm with modern convenience.



Aerial boundary view for illustrative purposes only





GROUND FLOOR  
1138 sq.ft. (105.7 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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