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63 Watkin Road

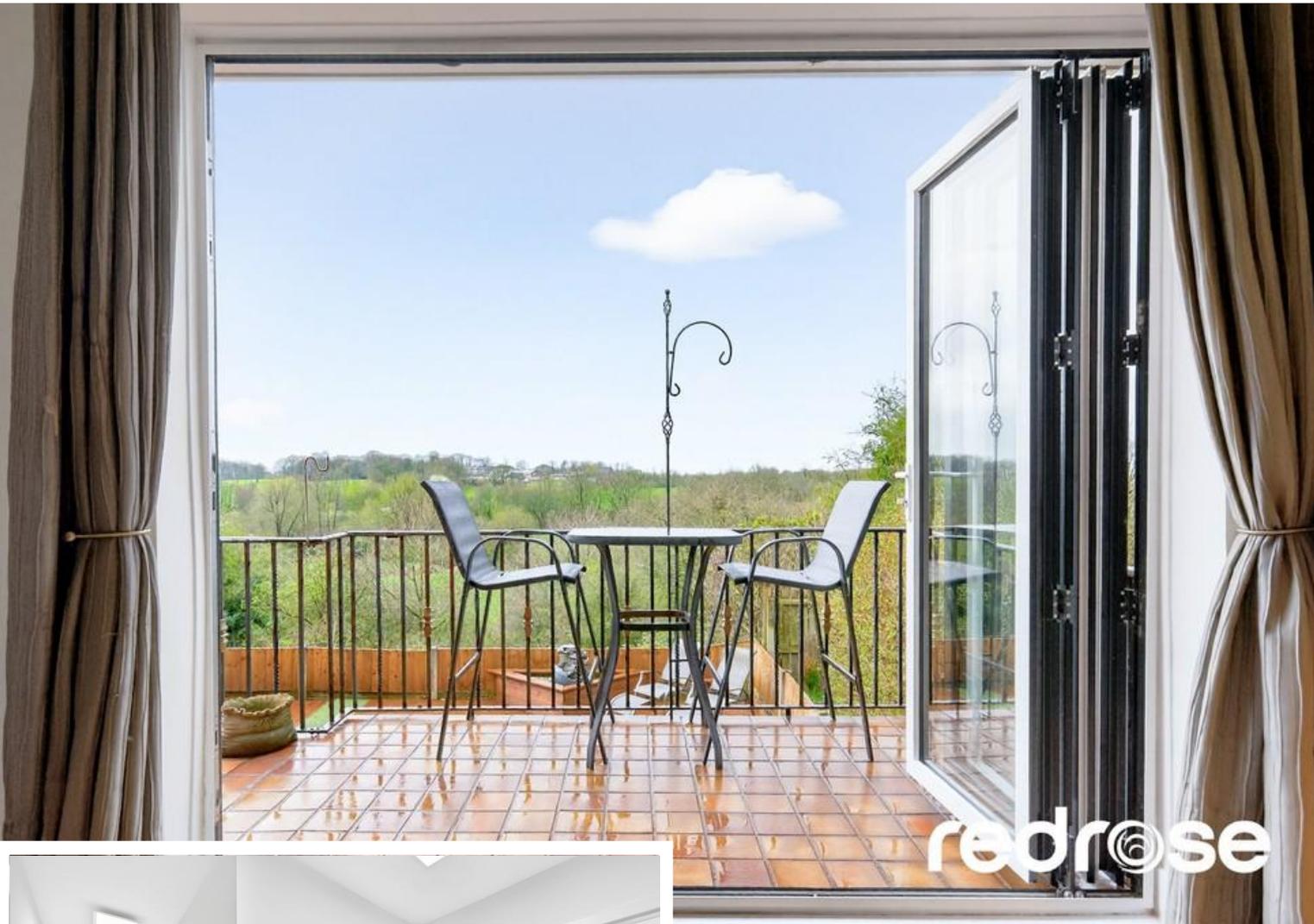
Clayton Le Woods, Chorley, PR6 7PU

Positioned in a sought-after setting overlooking Cuerden Park and open farmland, this spacious home offers flexible living across two floors. A bright open-plan lounge and dining area with bi-fold doors opens onto a balcony, perfectly framing the views, while a feature Dimplex fireplace adds a stylish focal point. The fitted kitchen includes a Belfast sink, range cooker and utility room, with a downstairs W.C. for convenience. Upstairs, the master bedroom enjoys a feature window and walk-in wardrobe, alongside two further well-proportioned bedrooms and a modern four-piece bathroom with a large bath and double monsoon shower. Outside, there is a landscaped rear garden with patio and artificial lawned area

Guide Price £325,000

EPC Rating '72C'





Property Description

HALLWAY

A bright and inviting entrance hallway entered through a composite door enhanced by modern laminate flooring, offering a clean and stylish finish while providing access to the ground floor rooms.

BEDROOM/ RECEPTION ROOM

10' 3" x 10' 0" (3.12m x 3.05m) A well-proportioned and versatile ground floor room, currently used as a bedroom but equally suited as a reception room or study, offering flexible living within this bungalow. Double glazed window to the front aspect, radiator and a range of fitted wardrobes and overhead cupboards.





LOUNGE THROUGH DINER

27' 6" x 11' 1" (8.38m x 3.38m) A stunning open-plan lounge through dining area, offering a bright and spacious living environment ideal for modern family life and entertaining. The space is enhanced by bi-fold doors opening onto a balcony, where you can enjoy uninterrupted open views across Cuerden Park and surrounding farmland, creating a truly picturesque setting. A stylish feature Dimplex electric fireplace, forming a striking focal point and adding both warmth and a cosy ambience to the room. This room has been recently renovated to open this up.



FITTED KITCHEN

14' 0" x 8' 7" (4.27m x 2.62m) A beautifully appointed fitted kitchen, featuring a comprehensive range of wall and base units with matching work surfaces and tiled splashbacks. The space is complemented by a charming Belfast-style sink with mixer tap and an impressive range cooker with 5 ring gas hob and contemporary extractor hood and light. ideal for home cooking and entertaining. Ample storage and workspace make it highly practical, while natural light floods the room through rear-facing windows overlooking the garden. There's also space for a dining area or breakfast table, creating a sociable hub at the heart of the home.



UTILITY ROOM

5' 5" x 4' 10" (1.65m x 1.47m) A practical and well-equipped utility room, offering additional workspace and storage. Fitted with base units and work surfaces, it provides plumbing for a washing machine and space for additional appliances. Double glazed window to the side aspect, radiator and laminate floor.



DOWNSTAIRS W.C

A convenient downstairs W.C., comprising a modern two-piece suite with a low-flush WC and pedestal wash hand basin. Finished with tiled splashbacks, and a ceiling light point, this practical space is both functional and stylish.

INNER HALLWAY

A practical and welcoming inner hallway, providing access to the downstairs W.C., useful storage cupboards, and stairs leading to the first floor. The space is bright and well-proportioned, creating a functional hub connecting the ground floor accommodation.

FIRST FLOOR LANDING

A bright and spacious first-floor landing, providing access to all bedrooms and the family bathroom. The landing is well-lit and offers a practical layout, with potential for additional storage or display, creating a welcoming central space for the upper floor.



MASTER BEDROOM

13' 4" x 11' 1" (4.06m x 3.38m) A spacious master bedroom, filled with natural light from a feature window that showcases stunning views over farmlands. The room offers a tranquil retreat with ample space for bedroom furniture, creating a stylish and comfortable sanctuary. Fitted wardrobes with sliding part mirrored doors and access to a walk in wardrobe.

WALK IN WARDROBE

A tucked-away walk-in wardrobe, offering excellent storage and organization space. Perfectly designed to keep clothing and accessories neatly arranged, it adds a practical yet stylish feature to the master suite. Door to additional storage under eaves cupboard with access to the loft.



BEDROOM TWO

13' 10" x 10' 0" (4.22m x 3.05m) A generously proportioned double bedroom, filled with natural light and offering ample space for a range of bedroom furniture. This versatile room provides comfort and flexibility, ideal for family or guest use. Filled with natural light from a feature window that showcases stunning views over farmland and a radiator.



FOUR PIECE BATHROOM

10' 10" x 8' 2" (3.3m x 2.49m) A contemporary four-piece bathroom, featuring a larger-than-average bath and a double shower with both monsoon and high-level hand-held fittings. Pedestal wash hand basin inset into vanity unit. Stylishly finished with modern fixtures, this spacious bathroom combines luxury and practicality, creating a relaxing and well-appointed space for the whole family. Part tiled walls, modern radiator

EXTERNALLY

To the front, the property benefits from a driveway providing ample off-street parking, with gated access leading to a detached garage. Well-maintained borders and a neat frontage with artificial grass complete the practical and attractive exterior. To the rear you will find a beautifully maintained outside space, featuring a contemporary paved patio that's perfect for al fresco dining and entertaining. Steps lead up to a well-kept low maintenance artificial lawn, surrounded by mature and landscaped borders, offering privacy and a sense of seclusion. Fully enclosed, the garden is ideal for families or pets, while the elevated position and open aspects provide attractive views over the Cuerden Park and Farmlands. A versatile, low-maintenance outdoor space that complements the home perfectly.





GARAGE

A detached garage, offering power and lighting, with the added benefit of a versatile room below. Perfect for use as a home office, gym, studio, or additional storage, this flexible space adds real value and functionality to the property.

BASEMENT

A versatile basement offering one large main room and three additional rooms, brimming with potential to be tanked and converted into stylish additional living space. Perfect for creating extra bedrooms, a home office, gym, or entertainment suite, this area presents an exciting opportunity to significantly expand the home and tailor it to your lifestyle.



GROUND FLOOR
1966 sq.ft. (182.6 sq.m.) approx.



1ST FLOOR
1176 sq.ft. (109.2 sq.m.) approx.



TOTAL FLOOR AREA : 3142 sq.ft. (291.9 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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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