



***34 Springs Crescent  
Whittle le Woods  
£285,000***



We have tried to create a picture of this tastefully designed **THREE/FOUR BEDROOMED DETACHED PROPERTY** using 360° virtual reality tours on our website but internal viewing is absolutely essential to appreciate this flexible accommodation.

The property is situated in beautiful mature gardens at the end of a popular cul de sac within a kilometre of Junction 8 of the M61, and is fitted with uPVC double glazing, gas fired central heating, two ground floor bedrooms and bathroom, and two first floor bedrooms, one with an en suite, integral garage and security system and is offered for sale **CHAIN FREE**. May consider Part Ex.

*Directions: From Chorley Town Hall turn right into Union Street and left at the roundabout. Carry on along the by-pass, past Chorley Hospital on the left. After the Hartwood roundabout turn right following the signs for Blackburn on the A674, continue over the motorway and turn left onto the A674. After approximately ½ mile turn left into Moss Lane, then turn right into Springs Crescent. The property is situated at the end of the cul de sac on the right hand side.*

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10 Babylon Lane  
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*The Accommodation Comprises*

**GROUND FLOOR**

Spacious Porch

An attractive porch glazed with uPVC double glazed leaded windows and matching stained glass door; ceramic tiled floor; coat hooks to the cloaks area.

Hall

Central heating radiator with thermostatic control; Georgian brass power points; wall to wall fitted carpeting; coved ceiling; entrance door to:-

Bathroom

2.14m x 1.93m  
7'0 x 6'4

Fitted with a three piece modern suite in white incorporating a panelled bath with Victorian style mixer taps and shower attachment and sliding shower screen; pedestal wash hand basin and close coupled WC; tiled to the shower area extending to part tiled walls in glazed ceramic tiles; central heating radiator.



Bedroom (Front)

3.55m x 3.50m  
11'8 x 11'6

Power points; stripped pine floor; central heating radiator with thermostatic control; ceiling fan/light combination; coved ceiling; uPVC double glazed leaded window.



Study/Bedroom

3.49m x 2.81m  
11'6 x 9'3

Wall to wall fitted carpeting; central heating radiator with thermostatic control; uPVC double glazed window; power points; telephone socket; balustraded staircase to first floor.

### Lounge

4.85m x 3.66m  
16'0 x 12'0



A most comfortable lounge enjoying views over the rear garden through the uPVC double glazed window which is fitted with Georgian bars; two central heating radiators with thermostatic controls; supplementary heating by a living flame coal effect gas fire set on a marble hearth and back with a ornate surround; power points; coved ceiling; telephone socket; glazed double doors to the:-

### Reception Room

3.05m x 2.58m  
10'0 x 8'5

Adjacent to the lounge and kitchen this would make the ideal choice for the dining room and enjoys a wall to wall fitted carpet extending from the lounge area; central heating radiator with thermostatic control; power points; uPVC double glazed Georgian style window; coved ceiling; doorway to kitchen.

### Kitchen

3.33m x 2.54m  
11'0 x 8'4



Again the room attracts a large amount of light through the uPVC double glazed window reflecting on the white finished modern wall and base units. These are supplemented by the extractor hood over the four ring gas hob; electric fan assisted under oven and grill; post formed laminate worktop which extend under the window; inset stainless steel sink; tiled between units in glazed ceramic tiles extending to form matching splashbacks; power points; coved ceiling; ladder style towel rail/central heating radiator.

### Reception Room

9.16m x 2.66m  
30'0 x 8'9



This is an attractive split level room enjoying four aspects through uPVC double glazed French windows and to the front and rear and uPVC double glazed windows to the sides; the room features a hand made brick inglenook fireplace which is fitted with a cast iron multi fuel log burning stove on a stone flagged hearth; the room also features attractive old oak beams; ceramic tile floor to the lower part; steps lead to the carpeted upper sitting area; power points; central heating radiator with thermostatic control; delph rack; fitted alcove cupboards; fitted meter cupboard.

## FIRST FLOOR

Landing

Bedroom

3.40m x 2.64m  
11'2 x 8'8

*Velux* double glazed roof window; television socket; wall to wall fitted carpeting; power points; under eaves storage access; central heating radiator with thermostatic control.



En Suite Bathroom

3.27m x 1.36m  
10'9 x 4'6

Fitted with a three piece modern suite in white incorporating a twin gripped panelled bath with mixer over shower; pedestal wash hand basin and close coupled WC; fully tiled to the bath and shower area extending to the matching walls; uPVC double glazed window; under eaves storage access; ladder style rotunda thermostatically controlled central heating radiator/towel rail.

Bedroom

3.66m x 3.25m  
12'0 x 10'8

Wall to wall fitted carpeting; central heating radiator with thermostatic control; two *Velux* double glazed roof windows; under eaves storage access; power point; fitted cupboard containing the gas fired combination central heating boiler.

## OUTSIDE

Integral Garage

4.88m x 2.76m  
16'0 x 9'1

Up and over door; fluorescent lighting; power points; fitted gas meter cupboard; cold water bib tap.

## Gardens



The property is situated in a corner position with beautiful landscaped gardens to the front, side and rear.

The front contains the driveway with further hardstanding and security post to the side of the driveway and illuminated by an attractive lamp. The property is screened by a mature well maintained conifer hedge.

Beyond this area is a terraced garden comprising of lawns, well stocked beds and a pathway passing the lily pond through a garden gate to the rear portion of the garden area, which again is beautifully landscaped with lawns, and beds containing a wide variety of mature trees, plants and shrubs etc; a most pleasant barbecue area to the side; summer house and terrace which is fitted with a cold water bib tap.

