

GUILDHALL

SALES & LETTINGS



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25 Wardle Court Whittle-Le-Woods, Chorley, PR6 7DQ £325,000



Nestled in the charming area of Wardle Court, Whittle-Le-Woods, Chorley, this delightful family home is ready for you to move in and make it your own. With a warm and inviting atmosphere, this property boasts two cosy reception rooms, perfect for both relaxation and entertaining guests.

The heart of the home is a spacious fitted kitchen, complete with a range cooker, which seamlessly opens into a sun room, allowing natural light to flood the space. For added convenience, there is a downstairs w/c, making it ideal for family living. Upstairs, you will find three well-proportioned bedrooms. The main bedroom features its own ensuite, providing a private sanctuary for the homeowners. The second bedroom is another generous double, while the third bedroom can serve as a single room or a home office, catering to your personal needs. Completing the upper floor is a fitted three-piece bathroom suite, ensuring comfort for all family members. Outside, the property boasts a sunny rear garden, perfect for enjoying the warmer months, along with off-street parking and access to the garage / boot room for your convenience.

This beautiful family home is situated in a lovely location, making it an ideal choice for those seeking a peaceful yet connected lifestyle. Don't miss the opportunity to view this wonderful property.

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.



Ground Floor

- Lounge 13'1" x 11'3" (4.01 x 3.44)
- Kitchen Diner 14'4" x 11'3" (4.37 x 3.44)
- Sun Room 8'5" x 11'3" (2.58 x 3.44)

Ground Floor WC

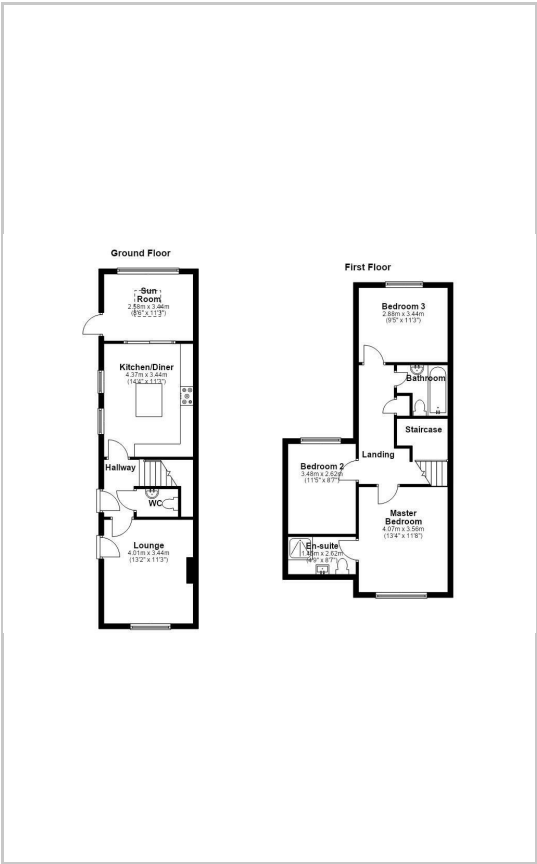
First Floor

- Bedroom One 13'4" x 11'8" (4.07 x 3.56)
- En Suite 4'9" x 8'7" (1.45 x 2.62)
- Bedroom Two 11'5" x 8'7" (3.48 x 2.62)
- Bedroom Three 9'5" x 11'3" (2.88 x 3.44)
- Bathroom

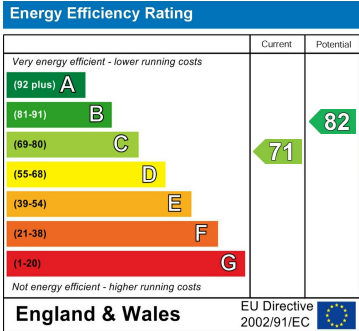
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.