



20 Lawton Close, Wheelton

Offers in Region of £359,995

ARNOLD
& PHILLIPS
ESTATE AGENTS



20 Lawton Close

Wheelton, Chorley

Arnold & Phillips are pleased to present this beautifully appointed three-bedroom detached bungalow, offering stylish single-level living in a well-established and convenient residential setting. Extending to approximately **918 sq ft of internal accommodation**, the property combines modern open-plan living with thoughtfully designed interiors and a private landscaped garden environment.

Upon entering, a welcoming central hallway provides access to all principal rooms, creating a practical and well-balanced layout ideally suited to both families and downsizers seeking comfortable, low-maintenance living.

The standout feature of the home is the **impressive open-plan kitchen and dining space**, measuring over **20 feet in length**, forming the true heart of the property. Fitted with contemporary high-gloss cabinetry, integrated appliances and generous worktop space, the kitchen is both stylish and highly functional. The space flows effortlessly into a relaxed sitting and dining area, enhanced by **wide bi-fold doors opening directly onto the rear garden**, creating a seamless connection between indoor and outdoor living.

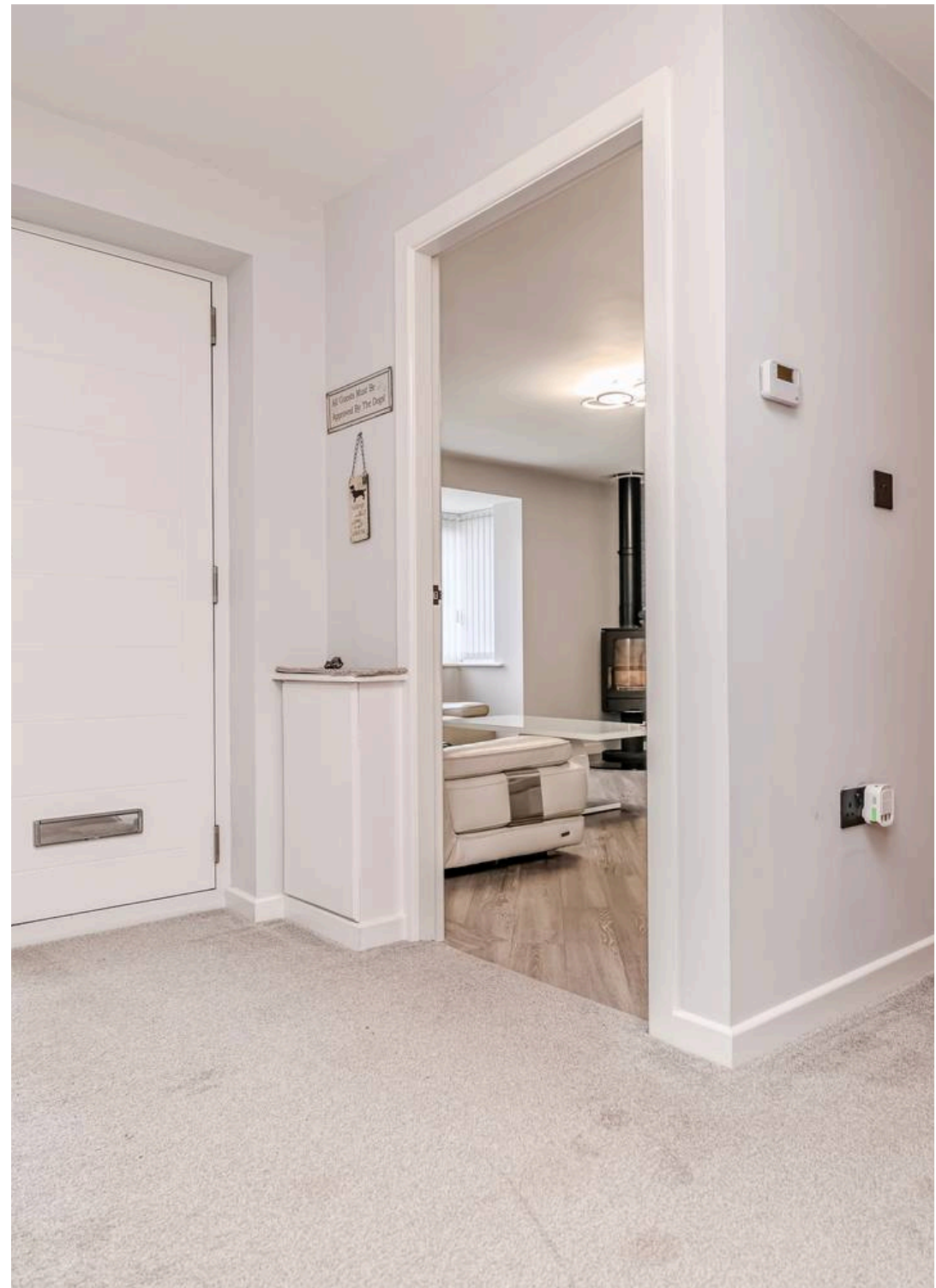
To the front of the home, the **spacious lounge enjoys a large bay window**, allowing natural light to flood the room while creating a comfortable and welcoming space for everyday relaxation. A contemporary log-burning stove further enhances the atmosphere, providing a warm focal point during the colder months.

The property offers **three well-proportioned bedrooms**, each thoughtfully arranged to maximise space and flexibility. The principal bedroom is particularly generous, while the additional bedrooms are ideal for family members, guests or a home office environment.

The accommodation is served by a **modern family bathroom**, finished with stylish tiling and contemporary fittings including a bath with overhead shower.

Externally, the rear garden has been carefully designed to provide a private and low-maintenance outdoor space, featuring **paved entertaining areas, artificial lawn and a detached summer house**, offering excellent versatility for hobbies, home working or additional leisure space.

To the front, a **private driveway provides ample off-road parking**, completing this attractive and well-presented home.











20 Lawton Close

Wheelton, Chorley

- Three Bedroom Detached Bungalow
- Approx. 918 Sq Ft of Internal Accommodation
- Impressive 20ft Open Plan Kitchen / Dining / Living Space
- Contemporary Fitted Kitchen with Integrated Appliances
- Spacious Lounge with Bay Window and Log Burner
- Modern Family Bathroom with Bath and Shower
- Bi-Fold Doors Opening to Rear Garden
- Landscaped Garden with Artificial Lawn and Patio Areas
- Detached Summer House / Garden Room
- Private Driveway Providing Off-Road Parking

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

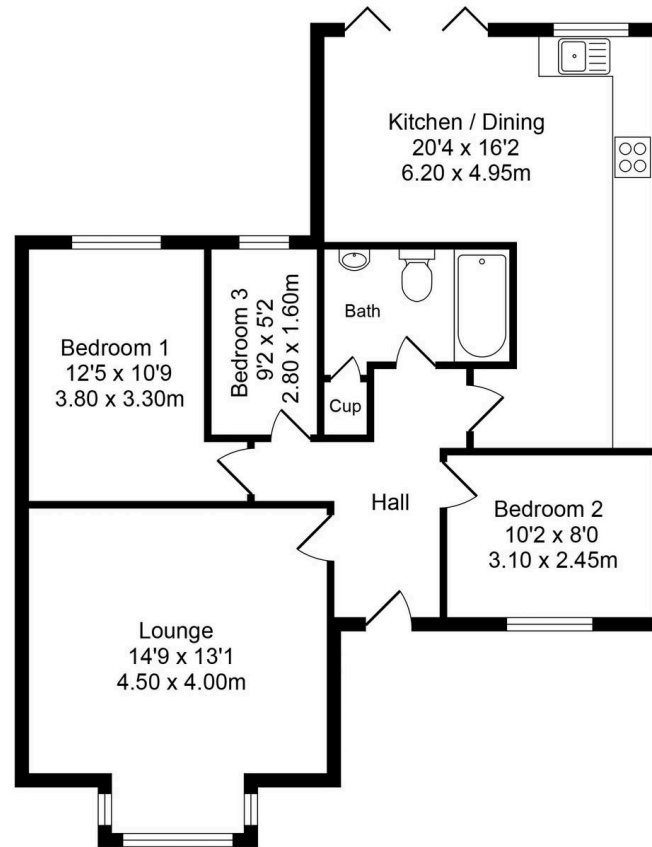




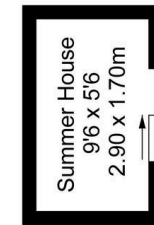


Total Approx. Floor Area 918 Sq.ft. (85.3 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor
Area 865 Sq.Ft
(80.4 Sq.M.)



Approx. Floor
Area 53 Sq.Ft
(4.90 Sq.M.)



You can include any text here. The text can be modified upon generating your brochure.

