



**Wilderswood Close, Whittle-Le-Woods, Chorley**

**Offers Over £244,995**

Ben Rose Estate Agents are pleased to present to market this NO CHAIN, three-bedroom, detached property situated towards the start of a highly sought-after development in Whittle-le-Woods. This ideal family home offers a good amount of seclusion to the rear, with the potential for spaces to be converted or rearranged. Located only a short drive to Chorley town centre with excellent amenities, it is also in close proximity to the M61 and M6 motorways, providing convenient travel links.

Upon entering through the welcoming hallway, you are led to the spacious front lounge. This room features a fireplace as a centrepiece, with the staircase leading just off. The garage/utility room, accessed via the lounge, provides ample storage space, and there's even a convenient downstairs utility and WC here. Continuing through the lounge, you'll find the dining room, with space for a dining table, and the beautiful garden room offering a stunning view of the garden. The well-equipped kitchen features an integrated hob/oven and space for other freestanding appliances.

Moving to the first floor, an open landing leads to the master bedroom and bedroom two, both featuring fitted wardrobes. The three-piece family bathroom includes an over-the-bath shower and integrated storage, ensuring both functionality and style.

The exterior of the home boasts a driveway with space for up to three cars, leading up to the integrated garage. This property offers the convenience of solar panels located on the roof, easing energy costs. The rear garden, secluded and backing onto local woodland for added privacy, features a patio area and a central lawn—ideal for outdoor enjoyment.

In summary, this well-appointed home, with its versatile spaces, convenient amenities, and energy-efficient features, provides an excellent opportunity for a family seeking both comfort and practicality.









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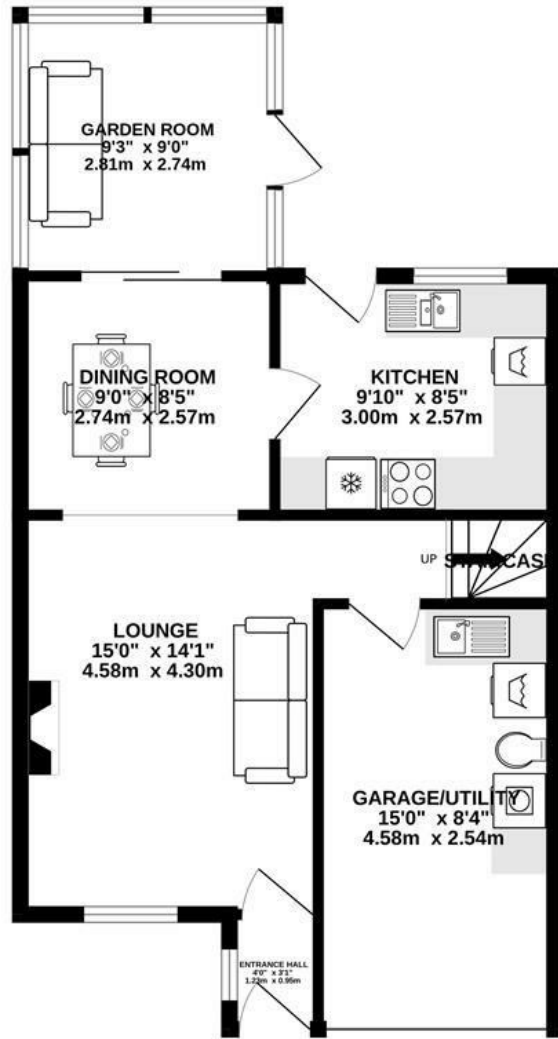


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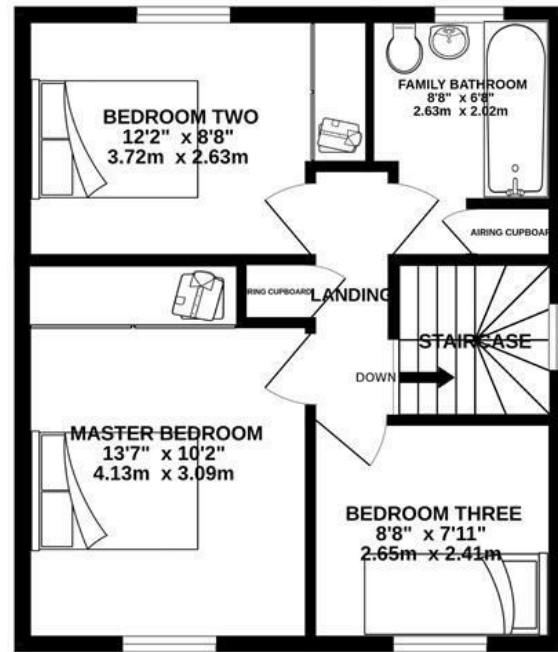


# BEN ROSE

GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.9 sq.m.) approx.

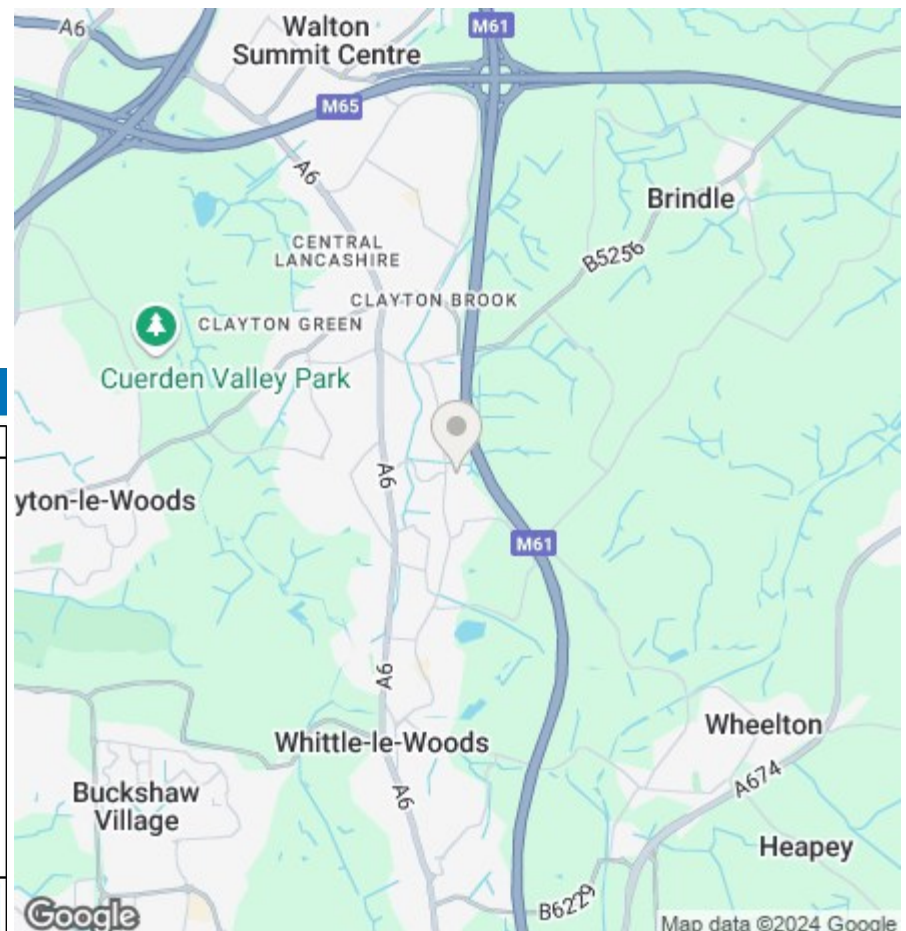


TOTAL FLOOR AREA : 968 sq.ft. (90.0 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	