



Chorley Old Road, Whittle-Le-Woods, Chorley

Offers Over £199,995

Ben Rose Estate Agents are delighted to present this charming two-bedroom cottage located in the highly sought-after village of Whittle-Le-Woods. Overflowing with character and charm, this home is perfect for couples or a small family, given its convenient proximity to local schools, shops, and amenities. Additionally, it boasts excellent travel links via local bus routes to nearby towns and cities, as well as close access to the M6 and M61 motorways. Early viewing is highly recommended to avoid potential disappointment.

Internally, the property features a welcoming entrance porch leading into the lounge, which boasts wooden flooring, a feature fireplace, and a charming log burner fire, complemented by exposed beams on the ceiling. Continuing through, you'll find a hallway with a staircase leading to the first floor and a door opening into the kitchen. The kitchen has been fully fitted with modern cream shaker units and is equipped with a range cooker, integrated appliances, and coordinating wooden worktops. Access to the understairs storage is available here, along with a single door providing access to the garden.

Upstairs, there are two well-proportioned bedrooms, with the second bedroom benefiting from integrated storage. The beautiful four-piece family bathroom features a freestanding slipper bathtub and a walk-in shower, completing this floor.

Externally, the front of the property offers a gated yard leading to the front door, as well as ample on-road parking. At the rear, there's a lovely multi-tier garden consisting of a stone patio and a laid lawn. An additional off-road parking space is available at the rear.



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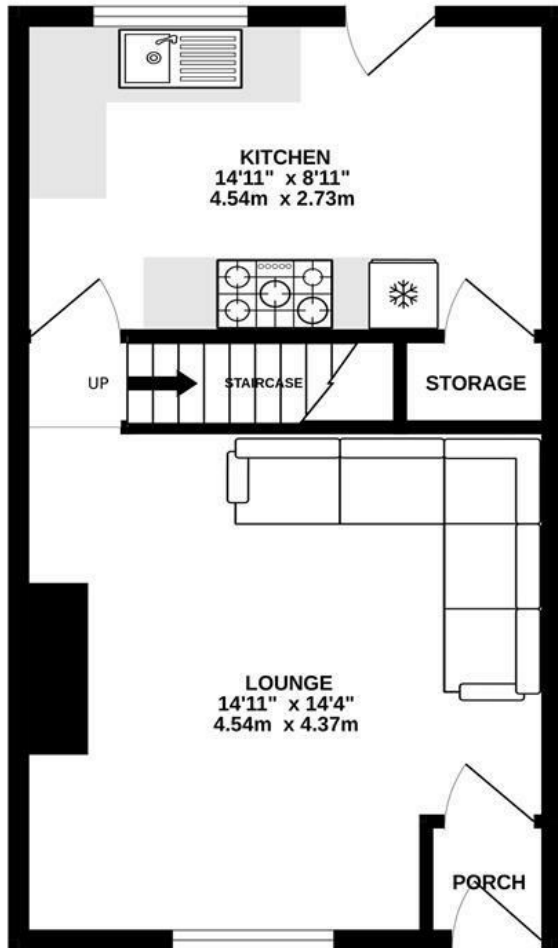




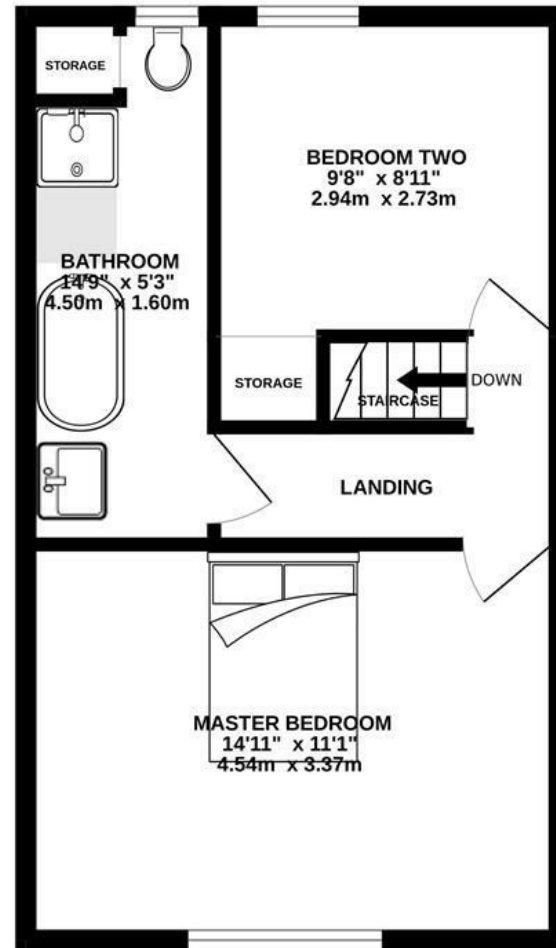




GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.

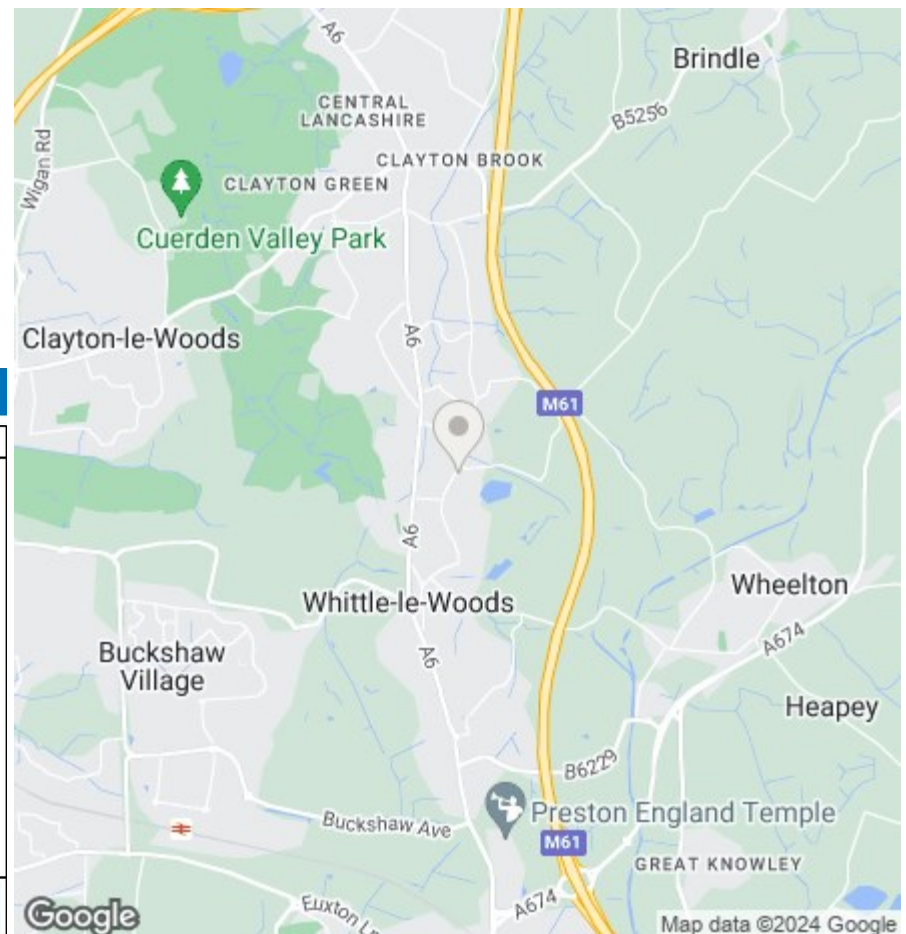


TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.

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) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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