



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

**Offers Over £379,995**

Ben Rose Estate Agents are delighted to present to the market this well-presented four-bedroom detached property, located in the highly sought-after area of Whittle-Le-Woods. This home is perfect for families, offering ample space and versatility throughout. The property is ideally situated close to excellent local schools, shops, and amenities, with fantastic travel links via local bus routes and easy access to the M6 and M61 motorways.

Stepping into the property, you'll find yourself in the welcoming entrance hallway, which includes a convenient WC/cloakroom and the staircase to the upper level. To the left is the spacious lounge, offering dual aspects with a front-facing window and double patio doors that open up to the rear garden. Continuing through the hallway, you enter the open-plan kitchen/diner. This beautiful space provides ample room for a family dining table, while the modern kitchen boasts fully integrated appliances and a convenient breakfast bar. There is access to under-stairs storage here, and a utility room off the kitchen offers additional space for freestanding appliances, with access to the garden via a single door.

Moving upstairs, you'll find four well-appointed bedrooms, three of which are doubles. The master bedroom features integrated storage and an ensuite shower room. Additional storage is available on the landing, and the modern four-piece family bathroom completes this level.

Externally, the front of the property boasts a private driveway with an EV charger, providing off-road parking for up to five vehicles. The attached garage is accessible via an up-and-over door at the front, with rear access also available. To the rear, there is a generously sized garden featuring a laid lawn, a newly extended patio, and a raised decking area, perfect for adding outdoor furniture and enjoying the outdoors.

Viewing at earliest convenience is highly recommended to avoid any potential disappointment.



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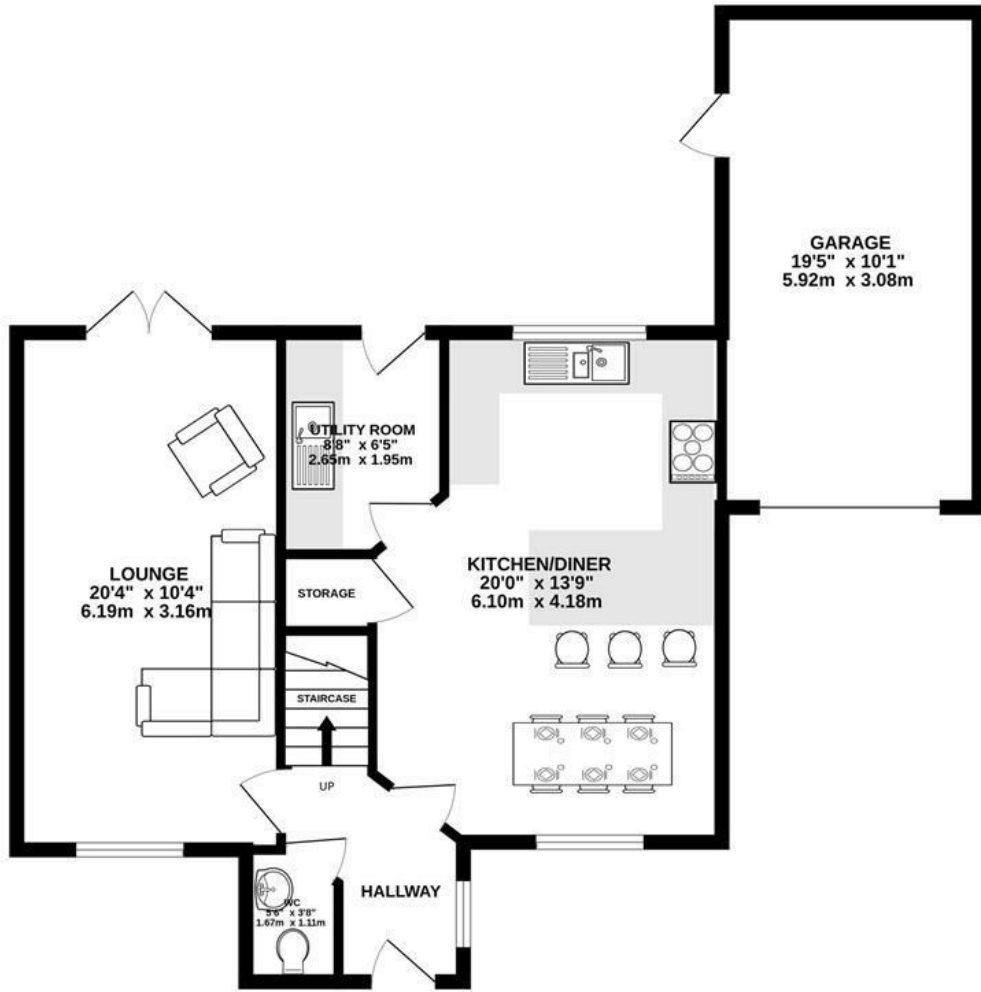
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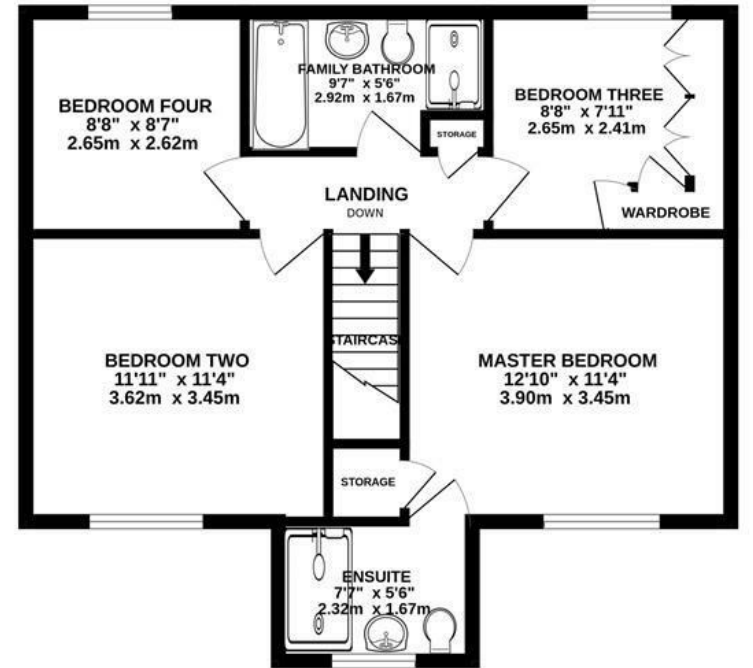
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GROUND FLOOR  
799 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR  
596 sq.ft. (55.3 sq.m.) approx.

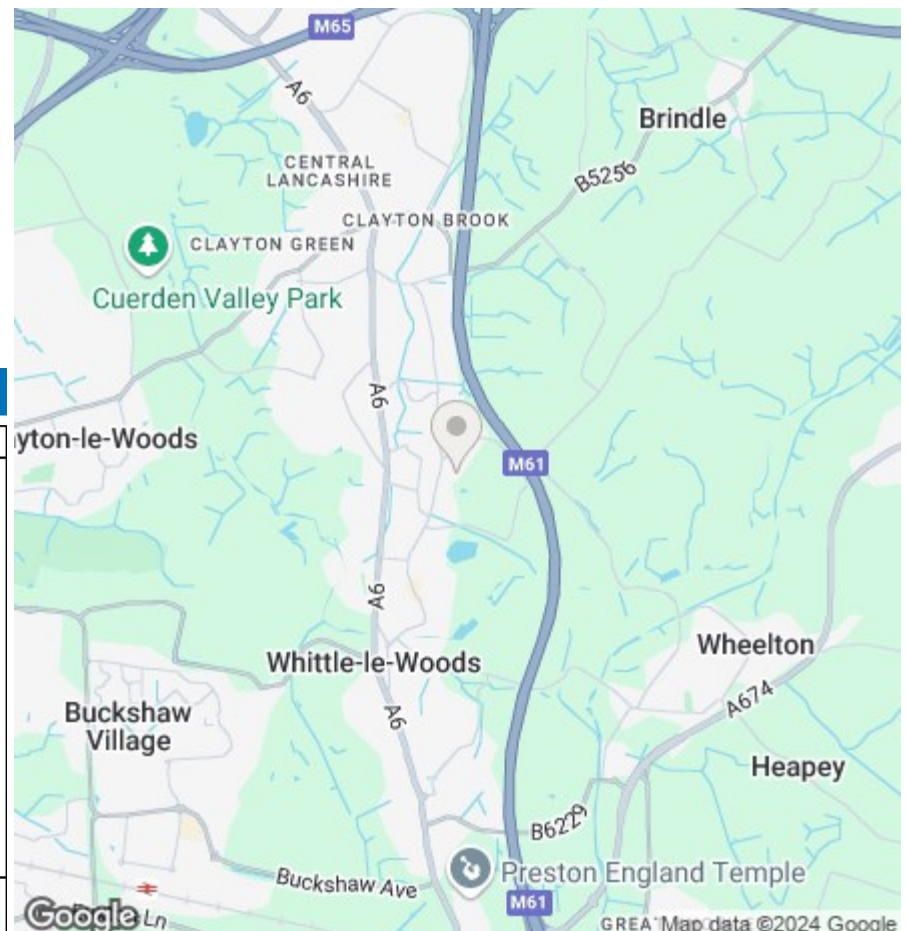


TOTAL FLOOR AREA : 1395 sq.ft. (129.6 sq.m.) approx.

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>89</b>
(81-91) <b>B</b>	<b>79</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 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	