



**Snape Drive, Whittle-Le-Woods, Chorley**

**Offers Over £539,995**

Ben Rose Estate Agents are delighted to present to the market this well-presented four-bedroom detached property, located on a quiet cul-de-sac 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. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

As you step into the property, you are greeted by a welcoming entrance hallway, providing access to the stairs leading to the upper level and most of the ground floor rooms. To the right, you'll find a spacious lounge with a feature fireplace and a large front-facing window that allows plenty of natural light. Continuing through, you'll enter the open-plan kitchen/diner/family room, a beautiful space that spans the full width of the property, offering ample space for comfortable family living. The kitchen is equipped with integrated appliances, including a fridge, freezer, double oven/grill, hob, and dishwasher, with a practical utility room adjacent for additional freestanding appliances. There is plenty of space for a large family dining table, along with an additional area that can serve as a secondary sitting space, currently utilized as a games area, with double patio doors leading out to the garden. Back in the hallway, you'll find a convenient WC and internal access to the attached double garage.

Upstairs, there are four well-proportioned double bedrooms, most of which benefit from integrated storage. The master bedroom boasts a three-piece ensuite shower room, while a modern three-piece family bathroom with an over-bath shower completes this floor.

Externally, the front of the property features a well-maintained lawn and a private driveway that can accommodate four cars, equipped with an EV charger, all set against a beautiful open views. At the rear, you'll find a generously-sized south-facing garden, primarily laid to lawn, with a flagged patio area perfect for garden furniture and enjoying the outdoors.





































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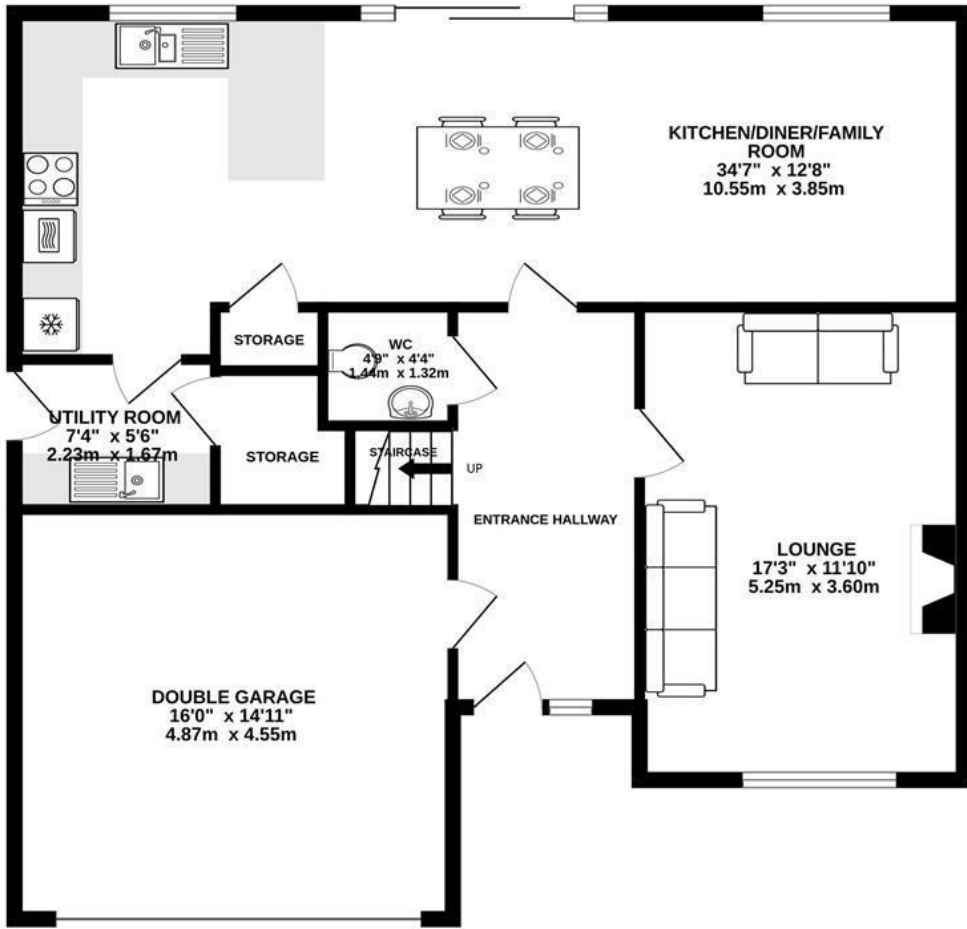
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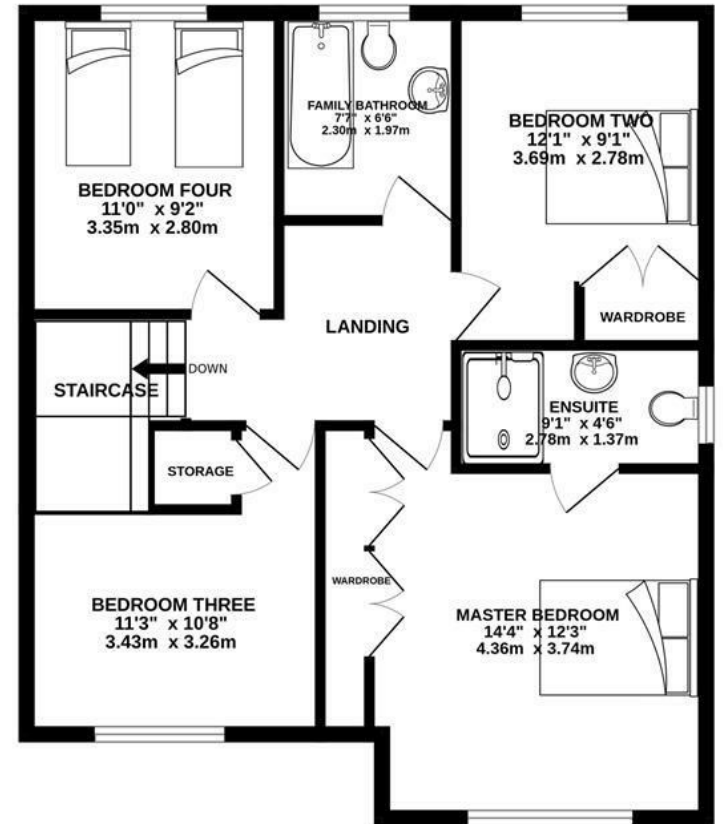




GROUND FLOOR  
1024 sq.ft. (95.2 sq.m.) approx.



1ST FLOOR  
688 sq.ft. (63.9 sq.m.) approx.

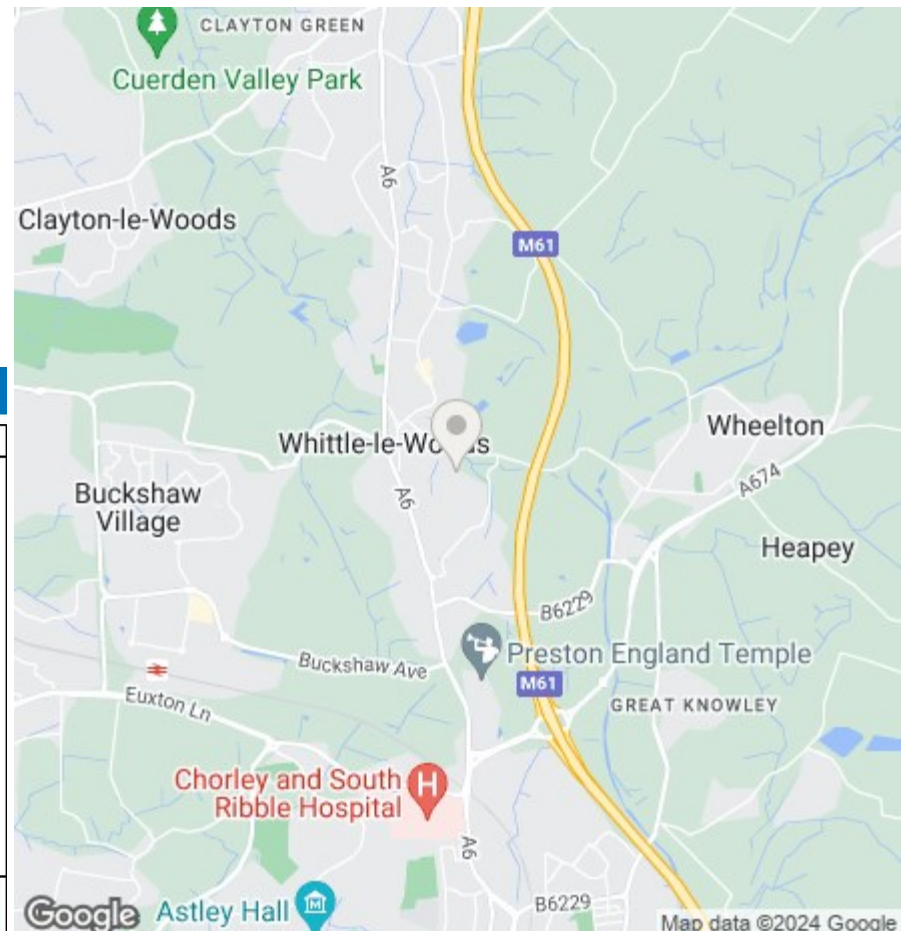


TOTAL FLOOR AREA : 1712 sq.ft. (159.1 sq.m.) approx.

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>		
(81-91) <b>B</b>	<b>87</b>	<b>88</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	