



Town Lane, Whittle-Le-Woods, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom cottage located in the highly sought-after village of Whittle-Le-Woods. This charming, character-filled home is ideal for first-time buyers or those looking to downsize, with its close proximity to local schools, shops, and amenities. The property also benefits from excellent travel links, with convenient bus routes to nearby towns and cities, as well as easy access to the M6 and M61 motorways. Early viewing is highly recommended to avoid potential disappointment.

As you step into the property, you are welcomed into the spacious lounge, featuring a charming Clearview stove and an open staircase leading to the upper level. The lounge seamlessly flows into the dining room, which offers ample space for a large family dining table and can be zoned to incorporate a convenient utility area. Adjacent to the dining room is the modern kitchen, equipped with an integrated induction hob, oven and fridge freezer, along with space for additional freestanding appliances. A barn door from the kitchen provides access to the rear garden.

Upstairs, you will find two well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. The level is completed by a three-piece family bathroom featuring an over-the-bath shower.

The home also includes a boarded loft with electricity and a convenient pull-down ladder for easy access.

Externally, the front of the property offers ample on-road parking with no through access. The rear boasts a spectacular garden space, generously sized and primarily laid to lawn. This area also features a delightful summer house and a paved patio, perfect for adding garden furniture and enjoying the outdoors.







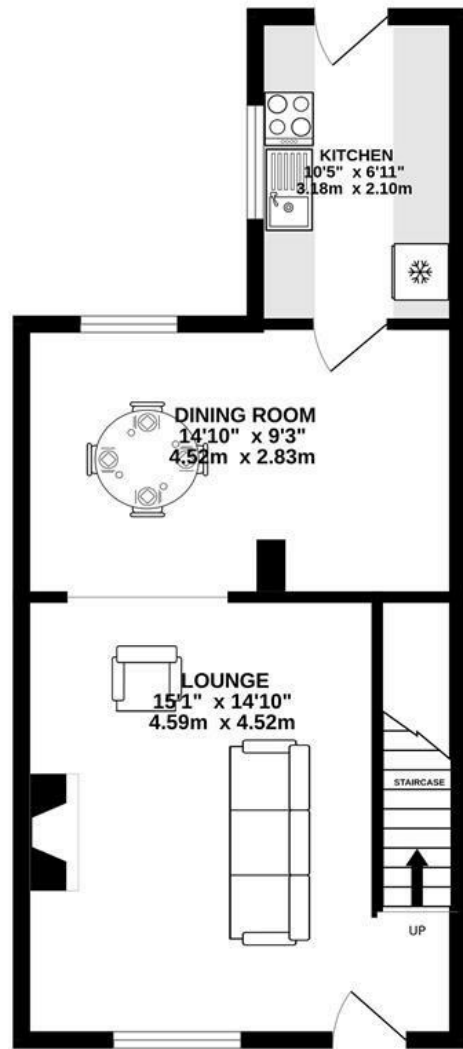




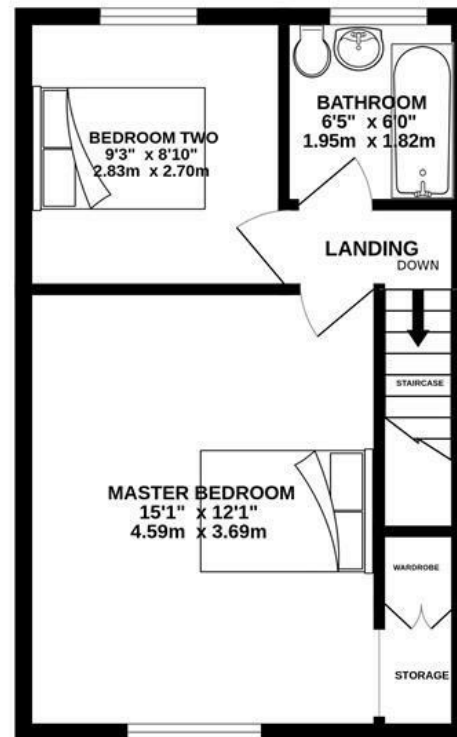


BEN ROSE

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 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.
Made with Metropix ©2024



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 | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 52 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) 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 | |

