



Waterhouse Green, Whittle-Le-Woods, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this stunning, mid-terraced, two-bedroom cottage, nestled in the highly sought-after village of Whittle-Le-Woods. This charming, character-filled home would be perfect for a couple or small family seeking a semi-rural lifestyle while remaining within close proximity to local schools, supermarkets, and essential amenities. The area boasts excellent travel links with convenient access to local bus routes, nearby towns and cities, and the M6 and M61 motorways, ensuring easy commutes. Early viewing is highly recommended to avoid disappointment.

As you enter the home, you're welcomed into a spacious entrance hall that leads to all the ground floor rooms. At the front of the property is the cosy lounge, complete with exposed ceiling beams and a media wall, offering a warm and inviting atmosphere. Moving through, you'll find the large, modern kitchen/diner, perfect for entertaining or family meals, with ample room for a dining table. This space features both integral and freestanding appliances, including a large Aga, and has access to the rear garden. The ground floor also boasts a gorgeous family bathroom at the end of the hall, complete with a four-piece suite, featuring a freestanding bath and standalone shower.

Upstairs, the first floor offers two generously sized double bedrooms. The master bedroom spans the full width of the home, providing ample space and a relaxing retreat. The second bedroom also offers plenty of room and features built-in storage, ideal for practical living. Additional built-in storage can also be found on the landing, ensuring that the home offers both comfort and functionality. This beautiful home is further enhanced by additional storage space in the attic, complemented by a Velux window that fills the area with natural light.

Externally, the property benefits from a low-maintenance front garden with gated access, and on-road parking is available to the front of the home. At the rear, you'll find a private and easy-to-maintain garden that is not directly overlooked, offering a peaceful outdoor space with a patio area and a good-sized outbuilding.

This charming cottage is a perfect blend of traditional character and modern living, offering a cosy and comfortable home in an enviable location.







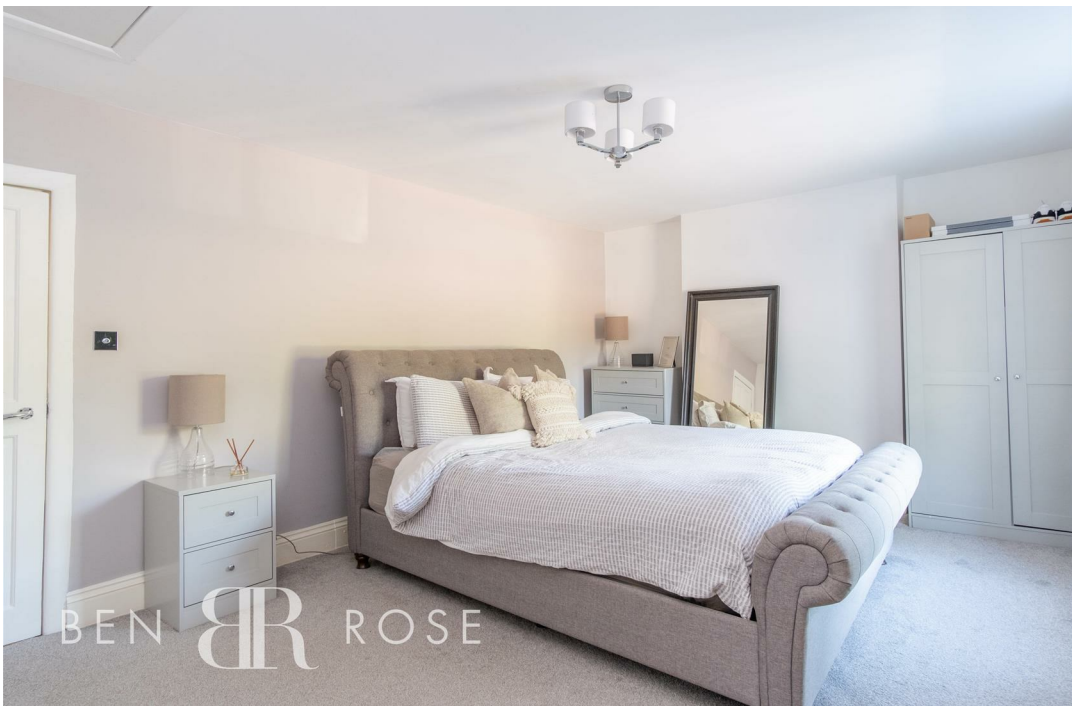


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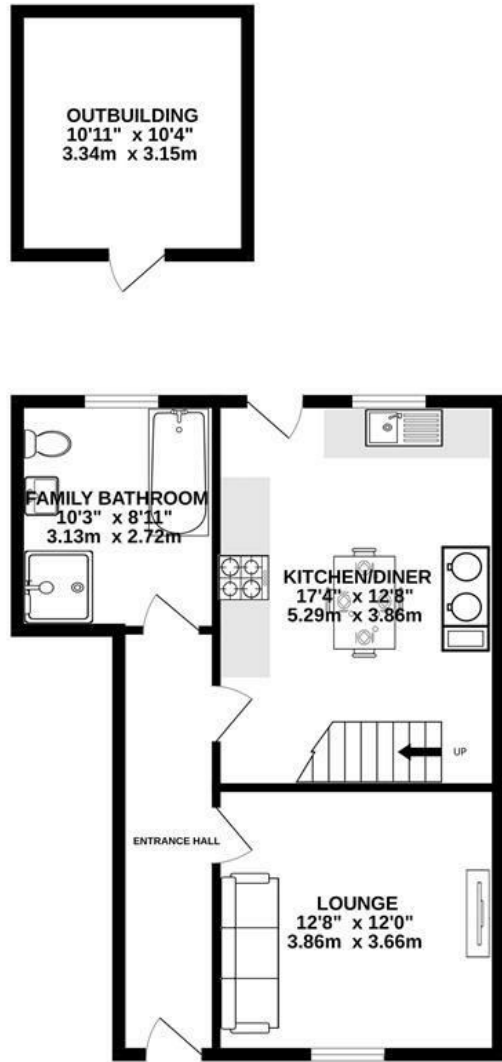
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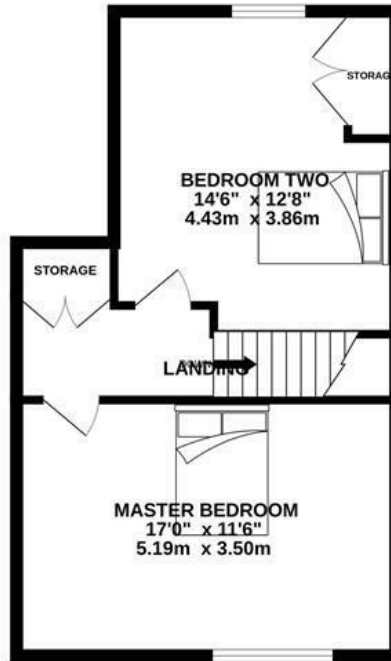


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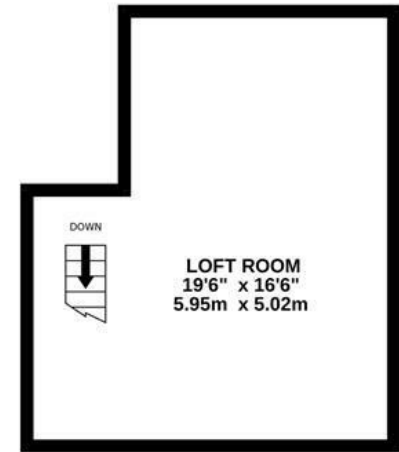
GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



2ND FLOOR
287 sq.ft. (26.6 sq.m.) approx.

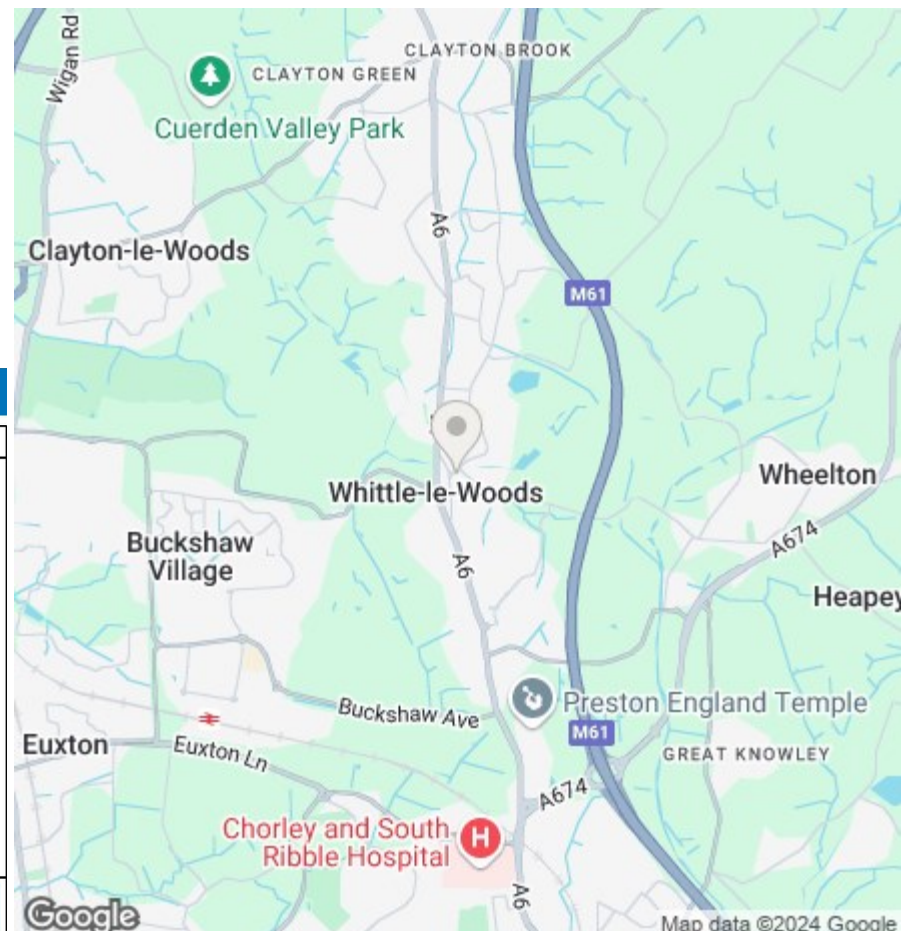


TOTAL FLOOR AREA : 1394 sq.ft. (129.6 sq.m.) approx.

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) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (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 | |