



## Wardle Court, Whittle-Le-Woods, Chorley

**Offers Over £289,995**

Ben Rose Estate Agents are pleased to present to market this immaculately presented, four-bedroom townhouse, located in the continually popular Wardle Court development. This beautifully finished property is ready to move into and would make an ideal family home, offering ample space throughout. Situated just a short drive from Chorley town centre, the property benefits from superb local schools, supermarkets, and amenities. The home also boasts excellent travel links, with nearby bus routes and easy access to the M6 and M61 motorways. For outdoor enthusiasts, the scenic Lucas Lane is just steps away, perfect for leisurely walks and enjoying nature.

As you step into the property, you're greeted by a spacious entrance hall that provides access to all ground-floor rooms. At the front of the home, you'll find a versatile dining room that easily accommodates a large dining table, offering potential for use as a home office or children's playroom. Further along the hallway, there's a convenient WC and under-stair storage. To the rear, the modern kitchen/diner is the heart of the home, featuring integrated appliances, including a dishwasher, oven, and washer, as well as room for additional appliances. Adjacent to the kitchen lies plenty of space for a second dining table or breakfast bar with underfloor heating enhancing the comfort of this space, and French doors leading directly into the rear garden.

Moving upstairs to the first floor, you'll discover a generously sized lounge that's perfect for family relaxation. The master bedroom spans the width of the home, offering built-in wardrobes and a private three-piece en-suite shower room.

On the second floor, you'll find three additional bedrooms. Two of the bedrooms are spacious doubles, while the fourth room is ideal for a nursery or home office. A three-piece family bathroom, complete with an over-the-bath shower, serves the upper floor. The spacious landing on this level features a unique circular window that adds a touch of character to the home.

Externally, the property is located on a quiet cul-de-sac and comes with an allocated parking space and a single garage. The south-facing rear garden is not overlooked and offers a combination of lawn and patio areas, all lined with tall fencing for privacy. With plenty of outdoor space, it's perfect for both entertaining and relaxing. This immaculate property truly combines modern living with comfort, making it the perfect family home.





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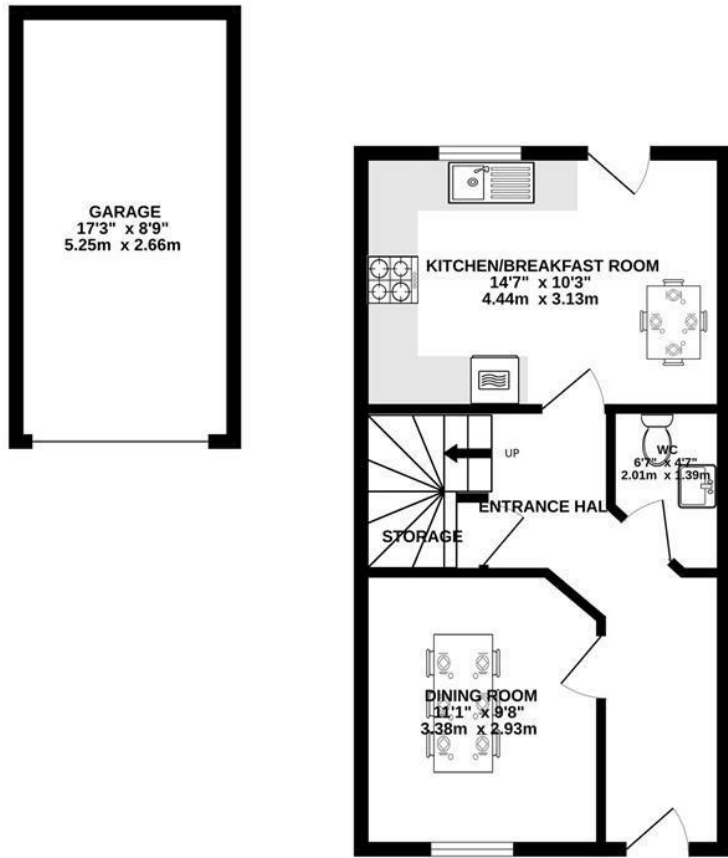




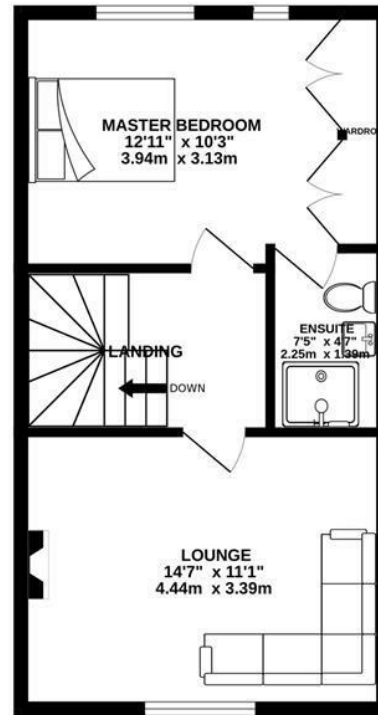


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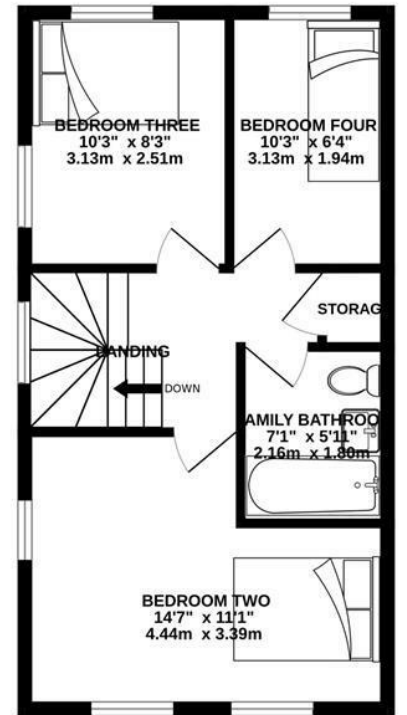
GROUND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



2ND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.

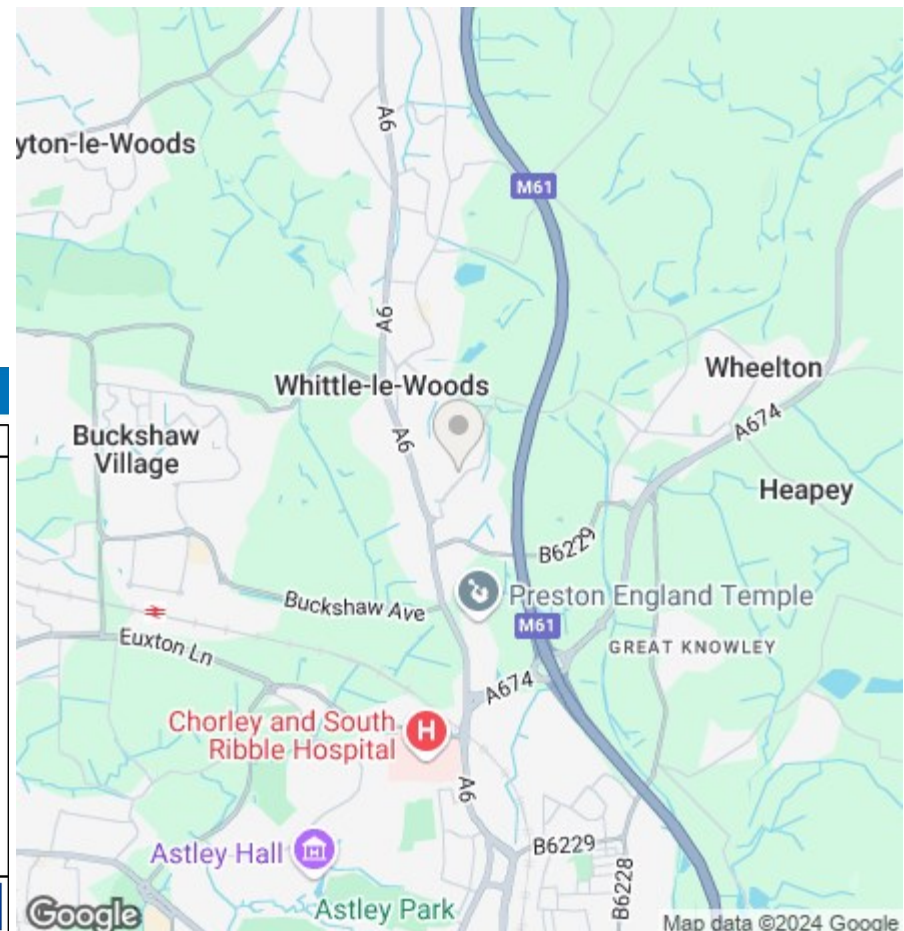


TOTAL FLOOR AREA : 1370 sq.ft. (127.3 sq.m.) approx.

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>		
(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	

Current: 74  
Potential: 84

## 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	