



## Mount Pleasant, Whittle-Le-Woods, Chorley

**Offers Over £159,995**

Ben Rose Estate Agents are delighted to introduce this charming and secluded three-bedroom mid-terrace property, situated in the highly desirable village of Whittle-Le-Woods. Perfectly suited for first-time buyers, this home boasts close proximity to local schools, shops, and essential amenities. The area is well-connected, featuring excellent travel links via local bus routes to surrounding towns and cities, along with easy access to the M6 and M61 motorways, making it ideal for commuting. Early viewing is highly recommended to avoid missing out on this opportunity.

Stepping inside, you are welcomed by a bright and inviting entrance hall that provides access to the stairs, under stair storage and majority of the ground floor rooms. The front lounge is spacious and filled with natural light, thanks to its large front-facing window, and is enhanced by a traditional-style fireplace and elegant laminate flooring. Moving towards the rear, you'll find the dining room, which seamlessly flows into the kitchen in an open-plan layout and easily accommodates a family dining table. The kitchen offers ample wall and base units, space for freestanding appliances, and access to the rear garden.

Ascending to the first floor, the property features three well-proportioned bedrooms, including two spacious doubles, providing plenty of room for a growing family or guests. The floor is completed by a two-piece family bathroom and a separate WC for added convenience.

Externally, the front of the property is approached via a private footpath leading to the row of terraces, with on-road parking available on the adjacent side street. The rear garden is a highlight of the home, boasting a generous multi-tiered layout. The lower tier includes a patio area and a handy outbuilding for additional storage, while the upper tier is neatly finished with low-maintenance pebbles.

In summary, this delightful mid-terrace home offers a harmonious blend of space, style, and convenience, making it an attractive choice for a variety of buyers. Its excellent location, coupled with thoughtful interior features and a charming garden, make it a property that must be viewed to be fully appreciated.



















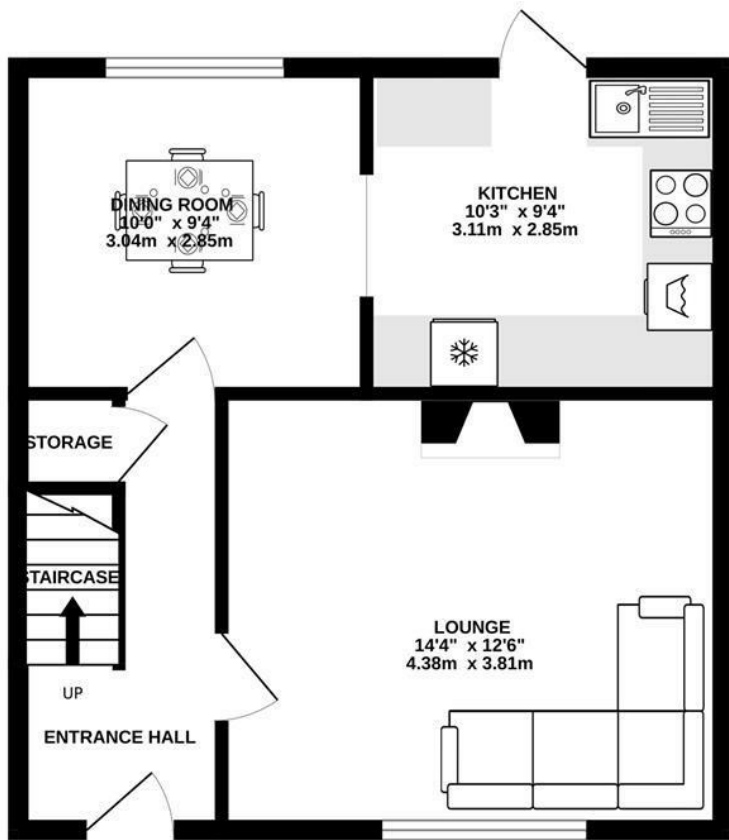




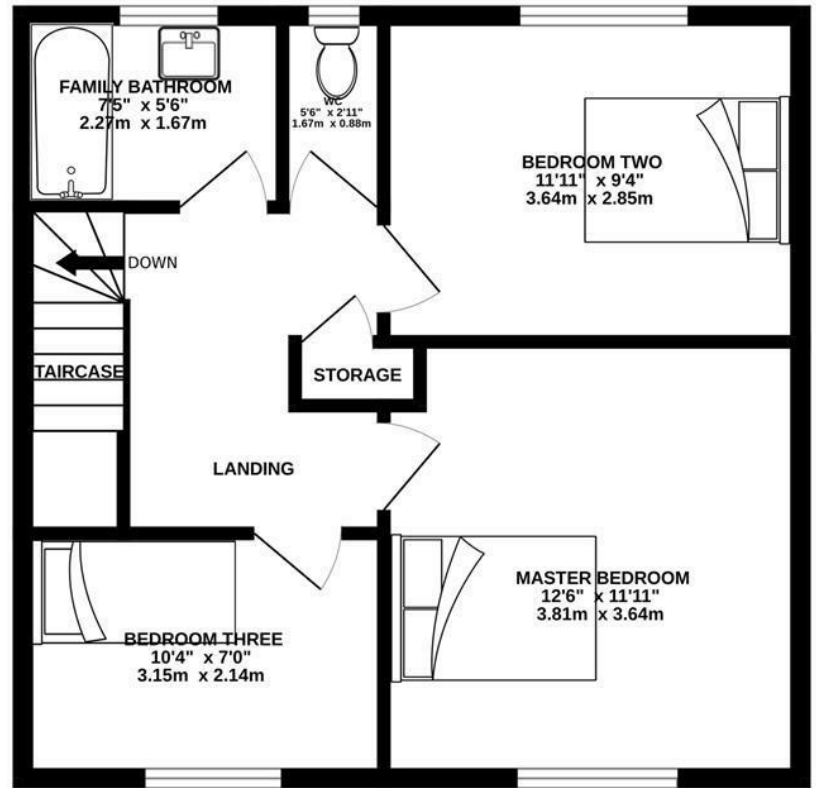




GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

