



Chorley Old Road, Whittle-Le-Woods, Chorley

Offers Over £179,995

Ben Rose Estate Agents are thrilled to bring to market this delightful two-bedroom mid-terraced cottage, located in the highly desirable village of Whittle-Le-Woods. Brimming with character, this charming property is ideally suited for couples or small families, with its close proximity to local schools, shops, and amenities. It also benefits from excellent transport links, with convenient bus routes to nearby towns and cities, as well as easy access to the M6 and M61 motorways. Early viewing is strongly advised to avoid missing out.

Inside, the home welcomes you with an inviting entrance porch that leads into the spacious lounge. The lounge offers ample space for a large sofa set and other furnishings, providing access to the rest of the home. Moving through, you'll find the generous kitchen/diner, featuring plenty of wall and base units, space for freestanding appliances, and room for a family-sized dining table. An open staircase leads to the first floor and there is external access to the rear garden from here.

Upstairs, there are two well-sized bedrooms, both benefitting from integrated storage. The master bedroom, particularly spacious, spans the full width of the home. A four-piece family bathroom, complete with both a bathtub and a separate shower, completes this level.

Externally, the front of the property features a gated yard leading to the entrance and offers ample on-road parking. To the rear, the property boasts a beautiful multi-tiered garden with a stone patio and lawn. Additionally, there is off-road parking available at the rear of the home.





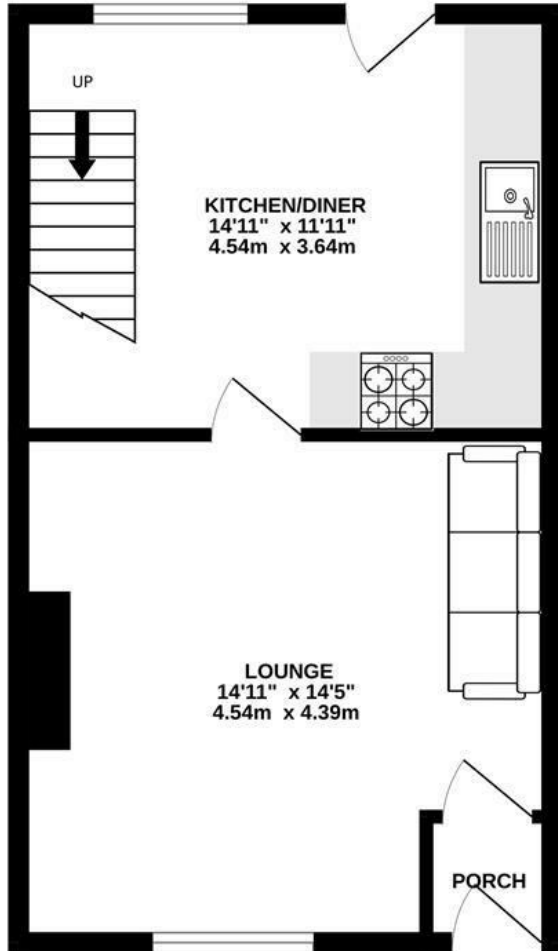




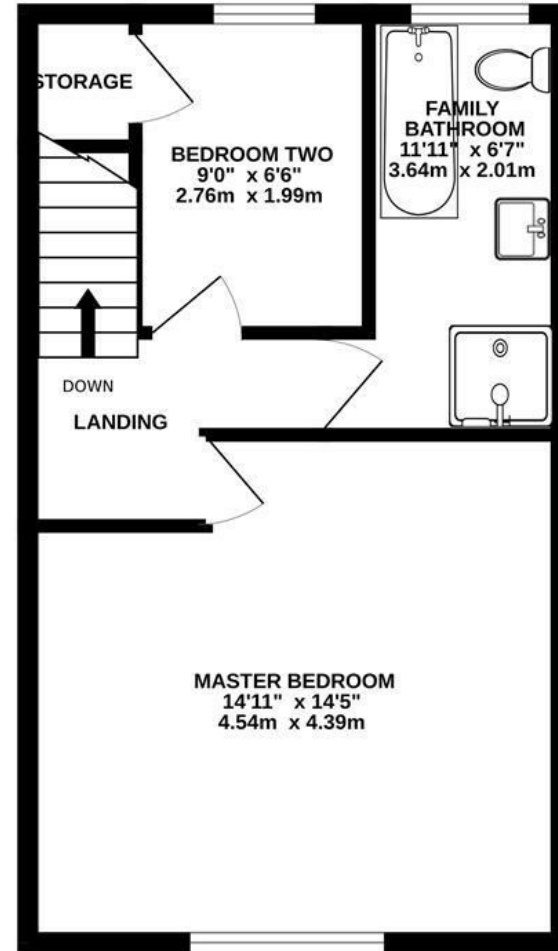




GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.

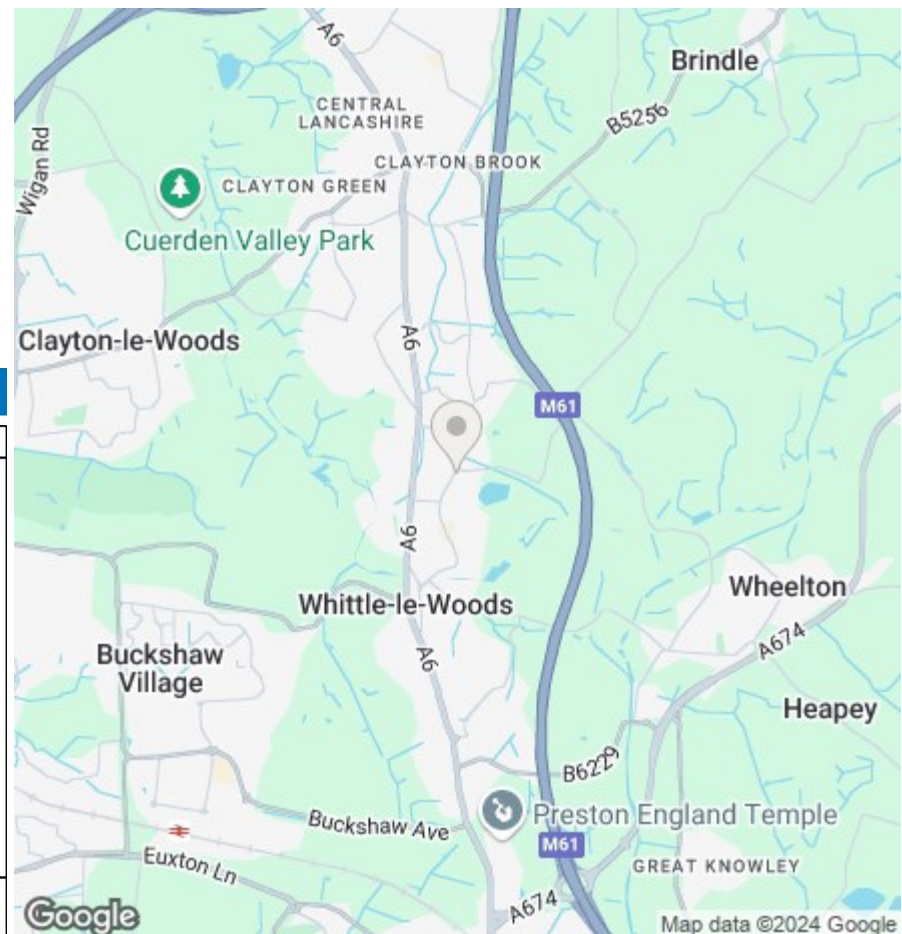


TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.

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		
(69-80) C		
(55-68) D		
(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	