



Wardle Court, Whittle-Le-Woods, Chorley

Offers Over £254,995

Ben Rose Estate Agents are delighted to present to market this charming three-bedroom linked semi-detached home, nestled in the sought-after Wardle Court development in the picturesque village of Whittle-Le-Woods, Lancashire. Perfect for families seeking a peaceful yet well-connected location, this inviting property is close to local amenities, including shops, schools, and parks. Excellent transport links further enhance its appeal, with the M61 and M65 motorways just a short drive away, offering easy access to surrounding towns and cities. For commuters, Chorley and Buckshaw Parkway train stations provide convenient rail connections.

Upon entering the property, you are welcomed into the main hallway, which houses the staircase to the upper floor and a conveniently located WC. This space, along with the kitchen, features underfloor heating, adding a touch of luxury and comfort to the home. To the left, you'll find the generously sized lounge, offering a comfortable space for relaxation at the front of the home. Across the hallway is the bright and airy kitchen/diner, featuring integrated appliances such as a fridge, freezer, oven, hob, and dishwasher. The kitchen also provides ample space for a family dining table and grants access to the rear garden via a single door.

The upper floor comprises three well-proportioned bedrooms, with the master bedroom benefitting from an ensuite shower room. Additional storage is available on the landing, and the three-piece family bathroom, complete with an over-bath shower, completes this level.

Externally, the property boasts a well maintained front garden and a paved driveway leading to a convenient carport, where the main entrance is located. A door from the carport opens into an external courtyard, perfect for additional outdoor storage. From here, a gate provides access to the generously sized rear garden, primarily laid to lawn and featuring a wooden decking area, ideal for entertaining or relaxation.















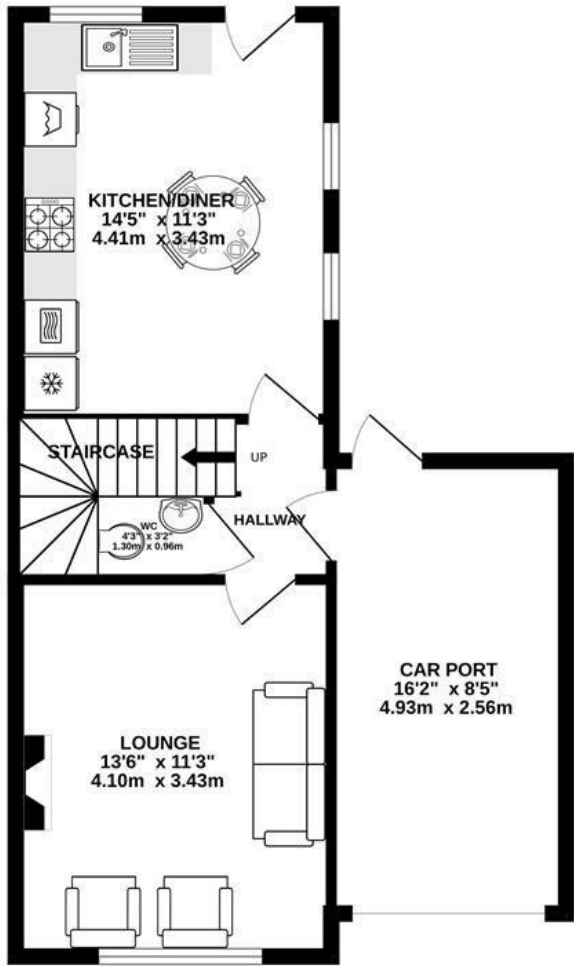




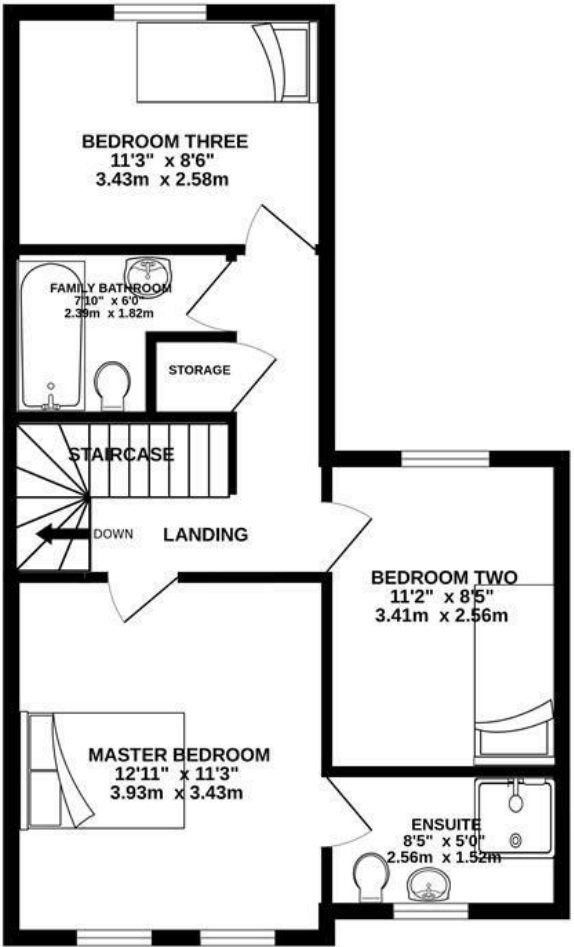


BEN ROSE

GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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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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	74	86
(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 (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	

