



**Derek Road, Whittle-Le-Woods, Chorley**

**Offers Over £249,995**

Ben Rose Estate Agents are pleased to present to market this beautifully renovated three/four-bedroom dormer bungalow, located in the highly sought-after area of Whittle-Le-Woods. This stunning property would make an ideal home for families, offering a perfect blend of modern living and charm. Situated close to excellent local schools, supermarkets, and amenities, it also boasts fantastic travel links via the nearby M6 and M61 motorways, making it perfect for commuters.

Upon entering, you are welcomed into a bright and spacious entrance hall that leads into the main hallway. Towards the rear of the home, you'll find the stunning open-plan kitchen/dining area. The modern fitted kitchen comes complete with integrated appliances, while the dining area boasts an open staircase and bi-folding doors that open out to the garden, creating a seamless indoor-outdoor flow. At the front of the property, the spacious family lounge features elegant French doors and a traditional log burner, adding warmth and character. The ground floor also houses a convenient WC/utility room and the fourth bedroom, which can easily be adapted into a study or family room to suit your needs.

Moving to the first floor, you'll discover three generously sized double bedrooms. The master bedroom benefits from a modern three-piece ensuite shower room, providing a private sanctuary. A contemporary family bathroom with an over-the-bath shower serves the remaining bedrooms, offering both style and functionality.

Externally, the property features a generously sized driveway at the front, providing parking for up to three cars. The rear garden offers a secluded retreat, complete with a laid lawn, decked and paved patio areas—ideal for outdoor entertaining. The single detached garage provides additional storage space or could be used as a workshop.

This beautifully presented home is a must-see and offers a fantastic opportunity for a family looking to settle in this desirable location.























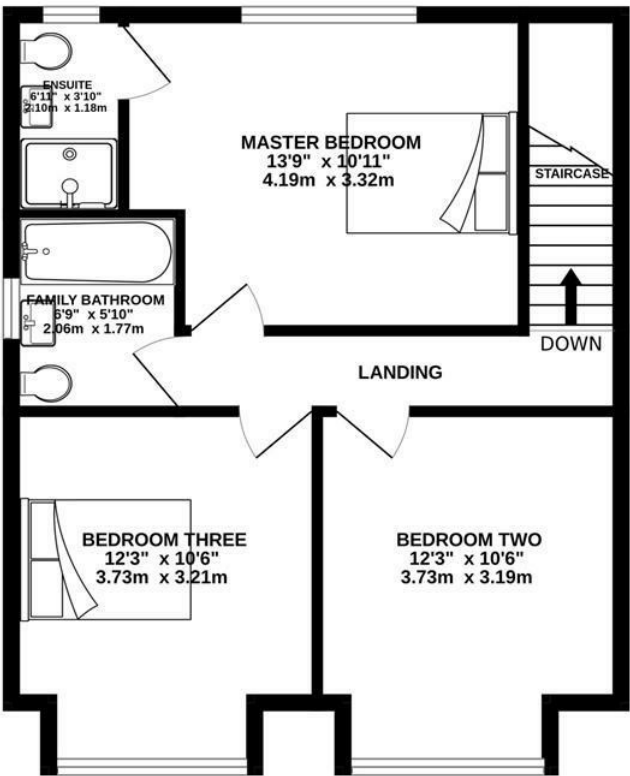
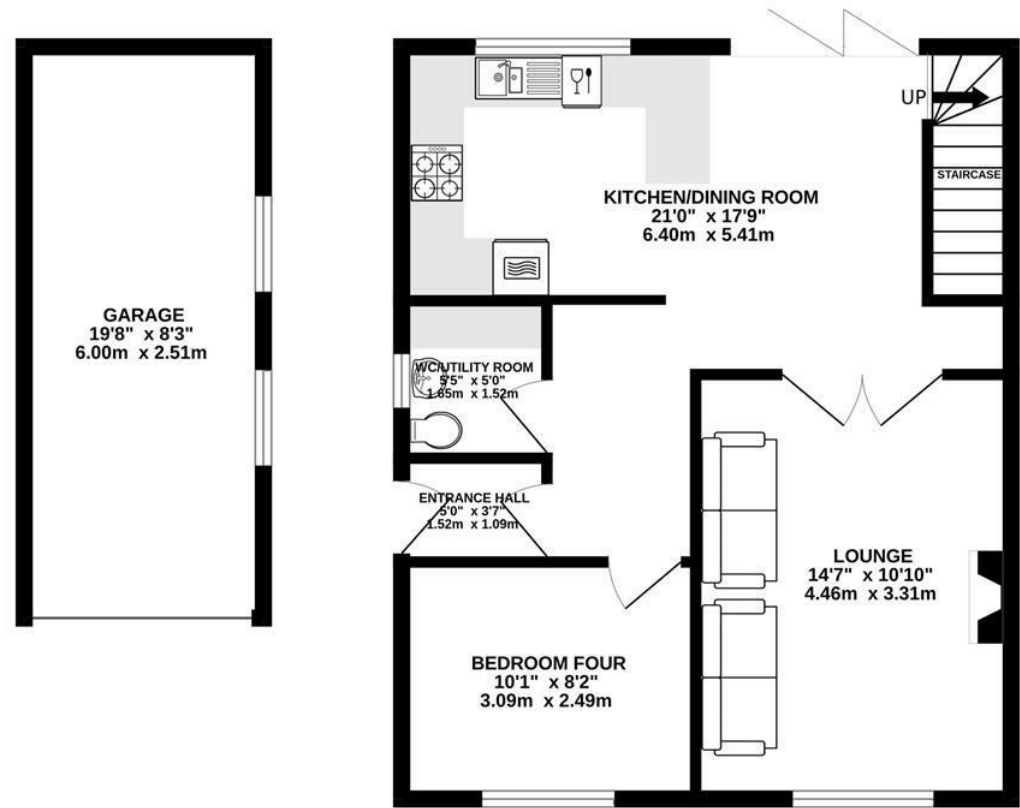




# BEN ROSE

GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.

1ST FLOOR  
529 sq.ft. (49.1 sq.m.) approx.




TOTAL FLOOR AREA : 1230 sq.ft. (114.3 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>	<b>74</b>	<b>86</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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC 