



Chorley Old Road, Whittle-Le-Woods, Chorley

Offers Over £219,995

Ben Rose Estate Agents are delighted to present this stunning two-bedroom raised bungalow, situated in the highly sought-after village of Whittle-Le-Woods. Combining traditional charm with modern elements, this beautifully presented home is ideal for small families or couples. It is conveniently located within walking distance of local shops and schools, while the nearby towns of Chorley and Leyland are only a short drive away. Residents will also benefit from excellent transport links, with local bus routes and easy access to the M6 and M61 motorways.

Upon entering, a spacious porch leads into the entrance hall, which provides access to the majority of the rooms. Positioned at the front of the property, the generously sized lounge features a charming traditional brick fireplace and offers scenic views, including Blackpool Tower on clear days. Moving through the home, the family bathroom is fitted with a three-piece suite, an over-the-bath shower, and integral storage. Adjacent to this, the spacious sitting and dining room provides ample space for a large family dining table and is enhanced by an gas fireplace. This room enjoys lovely views of the garden and also grants access to the well-appointed kitchen.

The kitchen offers a range of wall and base units, along with an integrated hob, oven, washing machine, and fridge freezer, while also accommodating additional freestanding appliances. From here, there is direct access to the rear garden. The property also benefits from a fully boarded loft with a convenient pull-down ladder, providing excellent storage options.

Externally, the south-facing garden is tiered and features mature shrubs, trees, and paved areas, creating a tranquil outdoor space. On-road parking is available, while a large washhouse/outbuilding presents a fantastic opportunity for storage or conversion into a workshop. Recent upgrades include a new boiler installed 12 months ago, along with a newly replaced roof on the washhouse, front porch, and rear extension. The home is fully double-glazed throughout.







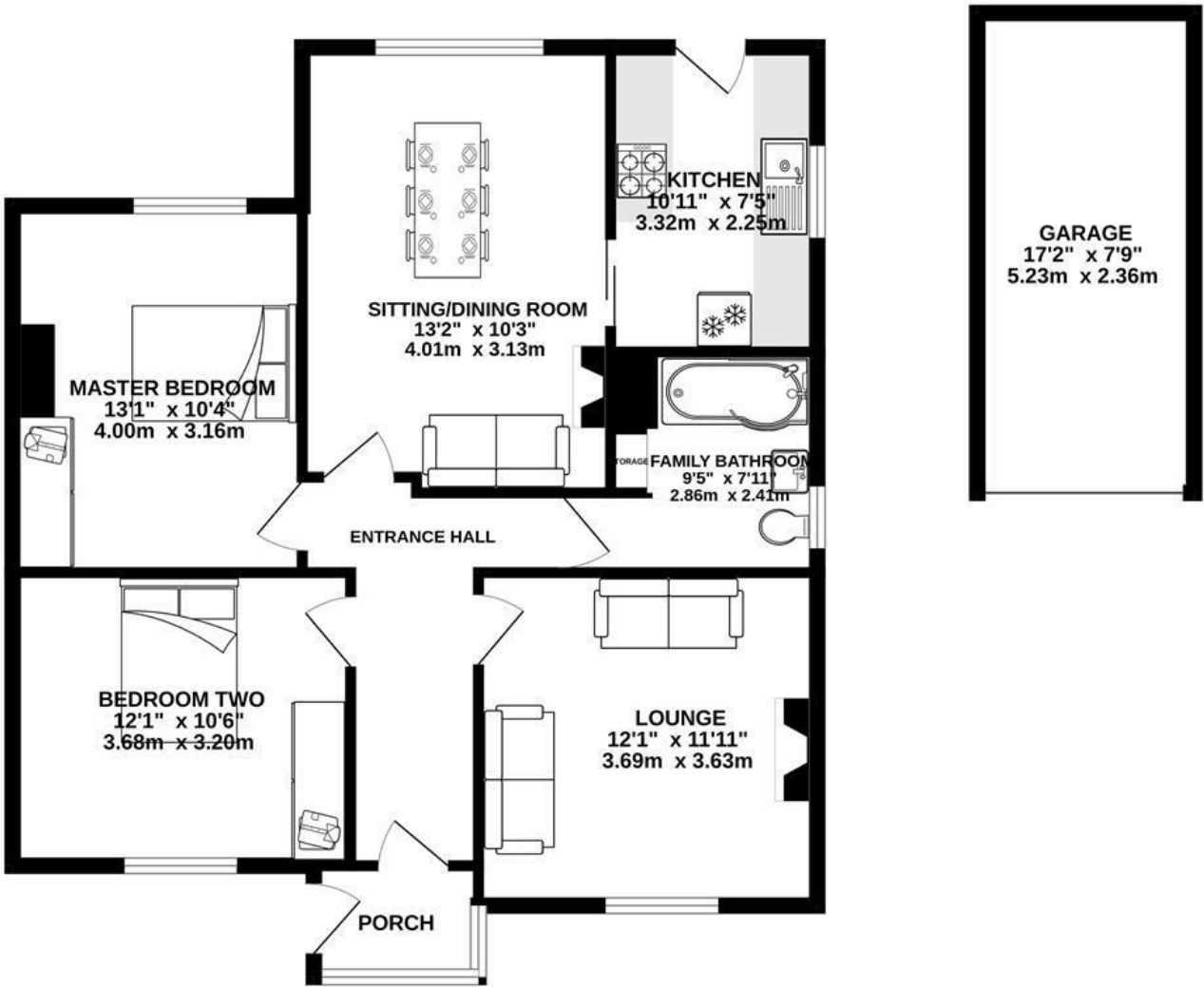






BEN ROSE


GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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		
	57	76
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 