



## **Cow Well Lane, Whittle-Le-Woods, Chorley**

**Offers Over £189,995**

Ben Rose Estate Agents are delighted to present this charming two-bedroom semi-detached property, located in the highly sought-after area of Whittle-Le-Woods. This property presents an excellent renovation opportunity, making it an ideal investment for those looking to create their perfect home. Conveniently situated near the towns of Chorley and Leyland, the property offers easy access to an abundance of excellent schools, supermarkets, and other local amenities, all within a short walking distance. Additionally, the area boasts fantastic travel links, including local bus routes, train connections to Manchester and Liverpool, and close proximity to the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Internally, the property briefly comprises a welcoming entrance hall that leads to both the lounge/diner and a second reception room. The spacious lounge/diner spans the full length of the home and features dual-aspect windows at the front and rear, along with an integrated bar area. The versatile second reception room can be utilized as an office, playroom, sitting room, or even a third bedroom. The modern kitchen, equipped with an integrated oven and hob, also offers space for additional freestanding appliances, with access to the garden available via a single door. A three-piece shower room completes the ground floor.

Upstairs, you will find two generously sized double bedrooms, both benefiting from integrated storage. The master bedroom is further enhanced by a walk-in wardrobe.

Externally, the property features a well-maintained front lawn and a private driveway providing off-road parking for multiple vehicles, leading to a single detached garage. The secluded multi-tier rear garden includes a patio, laid lawn, and additional land at the rear, offering ample space for keen gardeners.





















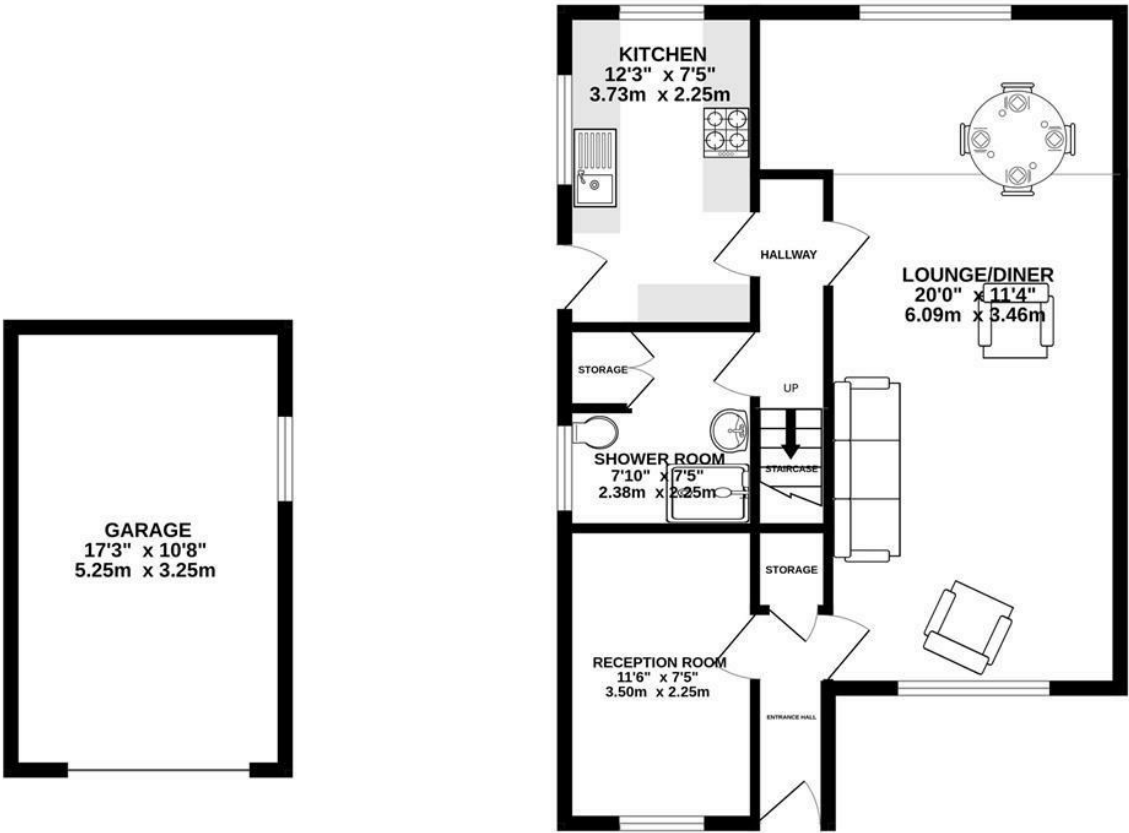




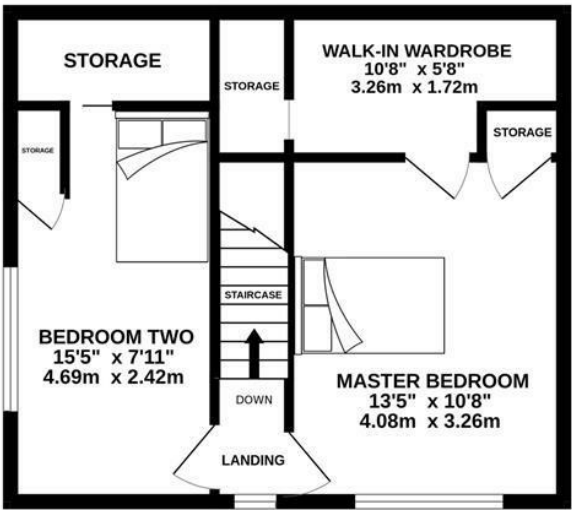


# BEN ROSE

GROUND FLOOR  
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.




TOTAL FLOOR AREA : 1215 sq.ft. (112.8 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
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 <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	

