



Riley Place, Whittle-Le-Woods, Chorley

£2,200

Ben Rose Estate Agents are pleased to present to the rental market this spacious, four bedroom detached property sitting on an enviable corner plot in a much sought after area of Whittle-Le-Woods. This would be an ideal home for families offering great space and versatility throughout. The property is ideally placed near to superb local schools, shops and amenities with fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall leading through to a bright and airy lounge with large front window letting ample light into the property. Back through the hall you'll find access to the stunning kitchen/dining area with integrated units such as a oven, hob, dishwasher and fridge freezer. There is also complimentary granite worktops throughout. You'll also find space for a large family dining table and patio door access to the rear. Just off the kitchen you'll find the convenient utility room with washer and dryer, and the downstairs WC just off the main entrance hall.

Moving upstairs, you'll find four good-sized bedrooms with the master benefitting from a three piece ensuite with walk in shower and integrated wardrobes. Bedroom two also benefits from an integrated wardrobe and views of the nearby valley. You will also find the three piece family bathroom on this floor.

Externally, to the front of the property is an extensive driveway for multiple vehicles leading up to a double integrated garage. To the rear is a stunning secluded garden area with a laid lawn, decking, pizza oven and patio area for outdoor furniture.

All room dimensions are available on the Floorplan

Property to sell?

If you have a property to sell, we can offer a FREE market appraisal and experienced sales advice.













BEN ROSE



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 (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	

