



Cliffe Drive, Whittle-Le-Woods, Chorley

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to the market this three-bedroom semi-detached property, ideally situated in the sought-after village of Whittle-Le-Woods. Offering generous living space throughout, this property would make an ideal family home. Positioned in a popular residential area, it is conveniently located close to Chorley town centre, with access to excellent local schools, shops, and amenities. The home also benefits from superb transport links, including the nearby M6 and M61 motorways, as well as local bus routes. Early viewing is highly recommended to avoid disappointment.

Upon entering the property, you are welcomed into an entrance hallway with a staircase leading to the upper level. To the left, you'll find a spacious lounge featuring a charming multi-fuel fire and a large window overlooking the front aspect. The lounge flows seamlessly into the dining room at the rear, which provides ample space for a family dining table and benefits from sliding patio doors opening out to the garden. Adjoining the dining room is a modern kitchen, well-equipped with generous surface and storage space, along with room for freestanding appliances.

Moving to the first floor, you'll discover three well-proportioned bedrooms, with bedroom three benefiting from integrated storage. On the top level, a spacious attic room with built-in storage is currently used as a fourth bedroom, adding versatility to the home.

The property also boasts a cellar, accessible from the entrance hallway, providing practical additional storage with potential for conversion into further living space. The home is also equipped with solar panels, enhancing its energy efficiency and helping to reduce utility costs.

Externally, the front of the property offers a private driveway with off-road parking for multiple vehicles. A detached double garage is accessed via an up-and-over door, while an adjoining studio room provides an ideal space for a home office or extra storage.

The generously sized rear garden is laid out over multiple levels, featuring a flagged patio and tiered lawn—perfect for relaxing in the sunshine.







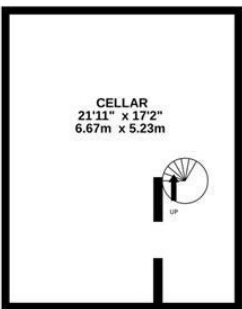




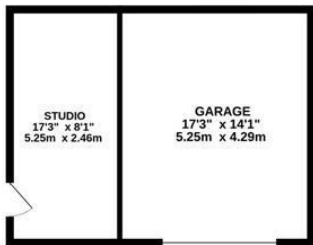
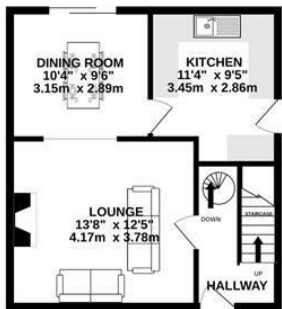


BEN ROSE

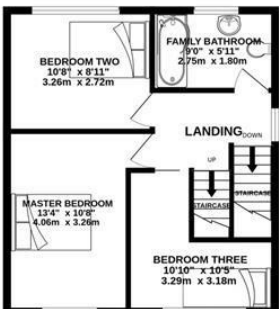
BASEMENT
371 sq.ft. (34.4 sq.m.) approx.



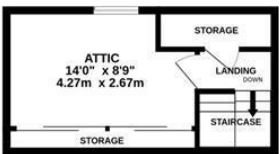
GROUND FLOOR
807 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



2ND FLOOR
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 1822 sq.ft. (169.2 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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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	

