



Thirlmere Drive, Withnell, Chorley

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this charming four-bedroom semi-detached home, situated in the picturesque village of Withnell and offered with no onward chain. The property enjoys stunning countryside views to the rear, while still being within easy reach of superb local amenities. Excellent travel links are also close by, with the M6 and M65 motorways easily accessible, along with convenient connections to the nearby towns of Chorley and Blackburn.

Stepping into the property, you are welcomed by a bright and inviting entrance hallway where a staircase leads to the upper level. To the right is the spacious lounge, featuring a modern gas fire set against the feature wall and a large front-facing window. The lounge flows seamlessly into the dining room, which provides ample space for a family dining table and benefits from sliding patio doors opening out to the rear garden. Returning through the hallway, you will find the kitchen offering generous storage with an integrated oven and hob, alongside space for freestanding appliances. From here, a convenient utility room provides additional storage and space for appliances, with versatility to be used for many other purposes. A single door from the utility leads to the side of the property.

Upstairs, the home boasts four well-proportioned bedrooms, with the master and second bedroom benefiting from integrated storage. A modern four-piece family bathroom completes this level.

The property also benefits from a fully boarded loft offering excellent additional storage.

Externally, the front garden is well maintained alongside a private driveway that extends to the detached garage. The garage is accessed via an up-and-over door to the front and a side door to the rear. To the back of the property is a delightful garden space with lawn and flagged patio, enjoying picturesque views over the surrounding farmland — the perfect spot to relax and take in the scenery.















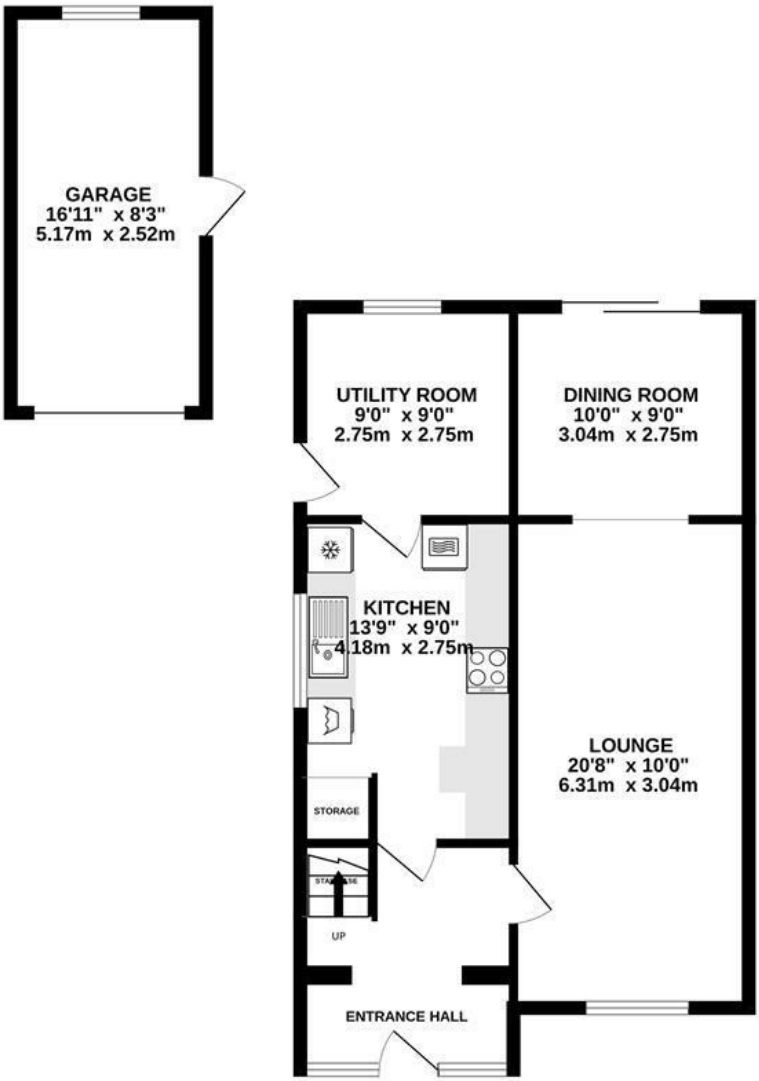




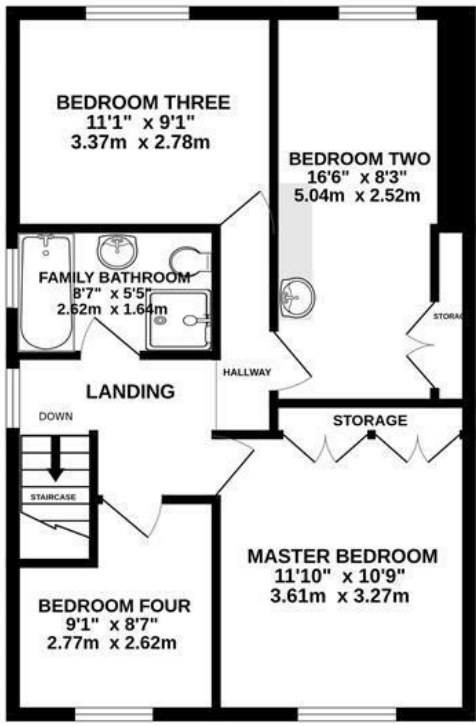


BEN ROSE

GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (119.7 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		
	69	75
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 	

