



Birchin Lane, Whittle-Le-Woods, Chorley

Offers Over £199,995

Ben Rose Estate Agents are delighted to present to market this gorgeous two-bedroom cottage situated in the highly sought-after village of Whittle-Le-Woods. The property is full of character and would make an ideal home for a couple or small family looking for a blend of modern living and traditional charm. Its prime location provides easy access to local schools, shops, and amenities, as well as excellent travel connections via local bus routes and nearby M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Upon entering the property through the welcoming entrance porch, you step into the spacious kitchen/diner. This room has been refurbished to a high standard and features smart storage solutions, an integrated fridge and freezer, a range cooker, a Belfast sink, and a concealed washing machine. At the center of the room is a beautiful island/dining table with seating for four. From here you will enter the central hallway, which houses the staircase to the upper level as well as access to the garden through a single door. Moving through the hallway, you enter the charming lounge, which boasts an exposed stone wall, a gas fireplace, and a large window overlooking the garden.

Upstairs, you'll find two well-proportioned double bedrooms, both with integrated storage. Additional storage is available on the landing, and a three-piece family bathroom with an over-the-bath shower completes this floor.

Externally, the front of the property offers ample on-road parking and a detached garage with electric up-and-over access, providing additional off-road parking or storage. The rear section of the garage is in the process of being converted into a summer house, offering potential for further development.

The generously sized, southwest-facing garden runs along the left side of the property and features a laid lawn with a stone patio, perfect for relaxing or entertaining in the sunshine.











BEN ROSE



BEN ROSE



BEN ROSE

GROUND FLOOR
618 sq.ft. (57.5 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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.
Made with Metropix ©2024



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	83
(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	
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