



Cliffe Drive, Whittle-Le-Woods, Chorley

Offers Over £249,995

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom dormer bungalow, situated in the ever-popular village of Whittle-le-Woods. This charming property offers well-maintained and versatile living space, making it ideal for families seeking a comfortable and flexible home, with excellent potential to extend. Conveniently positioned with easy access to both Chorley and Leyland, the property enjoys a wide range of supermarkets and local amenities on the doorstep, while the picturesque Cuerden Valley Park is just a short distance away.

The home benefits from a range of modern features and recent upgrades, including a recently fitted shower room, new external rendering and front windows, and new carpets to the ground floor, as well as a modern security system. The property also benefits from solar panels, helping to improve energy efficiency and reduce running costs.

Stepping into the property, you are welcomed into a bright entrance hallway, which provides access to all ground floor rooms and houses the staircase to the upper level. Moving clockwise, you will first find the kitchen, offering ample storage, an integrated oven and hob, and additional space for freestanding appliances. Continuing through, you enter the contemporary three-piece shower room. Recently fitted, this space is bright and modern, featuring a walk-in shower. Further along the hallway is the well-proportioned master bedroom, which benefits from fitted storage. Adjacent to this is the spacious lounge, complete with a central electric fire and a large window overlooking the front garden. Completing the ground floor is the dining room, a versatile space offering ample room for a family dining table, with the option to be used as a third bedroom if desired.

Moving upstairs, you will find an additional double bedroom, along with access to a spacious attic area, providing excellent storage and potential for conversion into further living accommodation, subject to the necessary permissions.

Externally, the home boasts a well-maintained front garden alongside a private driveway, providing off-road parking for multiple vehicles. The driveway leads to a detached single garage, which is equipped with power and lighting and benefits from an electric up-and-over door.

To the rear is a beautiful and generously sized garden, featuring a raised patio and a spacious lawn area with established borders and vegetable beds. This outdoor space provides the perfect setting for gardening enthusiasts, as well as for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the space and potential this lovely home has to offer.







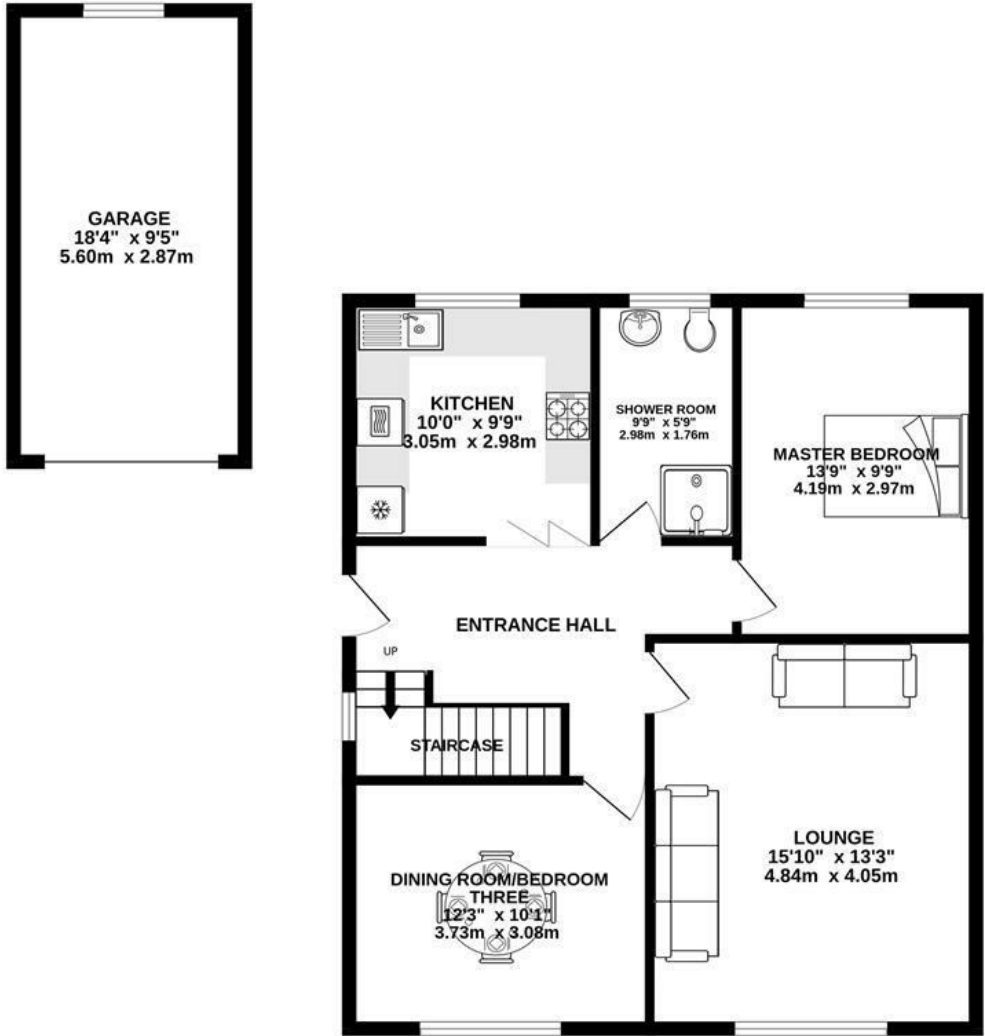




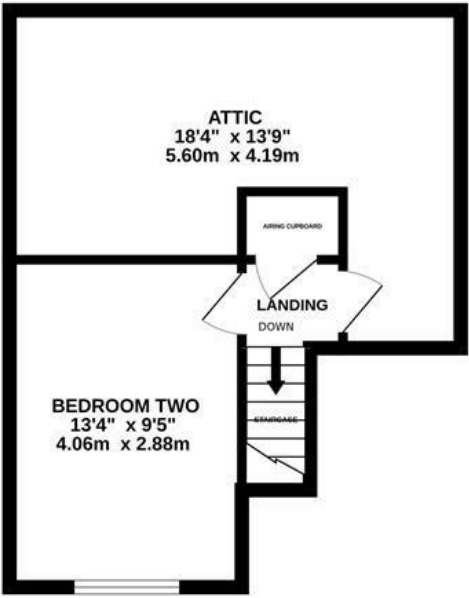


BEN ROSE

GROUND FLOOR
928 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 1289 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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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		
	73	81
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	

