



**Swansey Lane, Whittle-Le-Woods, Chorley**

**Offers Over £149,995**

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom mid-terrace home, situated in the highly sought-after village of Whittle-le-Woods. The property would be ideal for a couple or first-time buyer looking to put their own stamp on a home. It is conveniently located close to local schools, supermarkets, and everyday amenities, with the picturesque Cuerden Valley Park just a short distance away. Residents also benefit from excellent transport links, including nearby bus routes and easy access to the M6 and M61 motorways, making this an ideal location for commuters.

Stepping into the property through the welcoming entrance porch, you will find yourself in the spacious lounge which features a charming central fireplace and a large window overlooking the front aspect. The lounge flows seamlessly into the dining room, which provides ample space for a large family dining table and offers access to convenient understairs storage. The dining room is set in an open plan layout with the kitchen, which offers ample storage and features an integrated fridge/freezer, oven, and hob. Moving through, there is a single side door providing access to the rear of the property. Completing the ground floor is the three-piece family bathroom with an over-the-bath shower.

Moving upstairs, you will find two well-proportioned double bedrooms, with bedroom two benefiting from integrated storage.

Externally, to the front, the home benefits from plenty of on-street parking along with a well-maintained garden. To the rear, there is a small yard directly outside the property, with a single-track separating the main garden which features a generously sized lawn and a storage shed.

Early viewing is highly recommended to avoid potential disappointment.







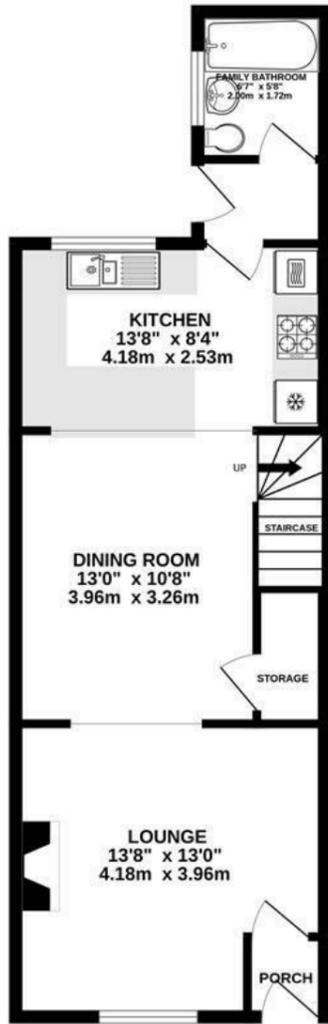






# BEN ROSE

GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.

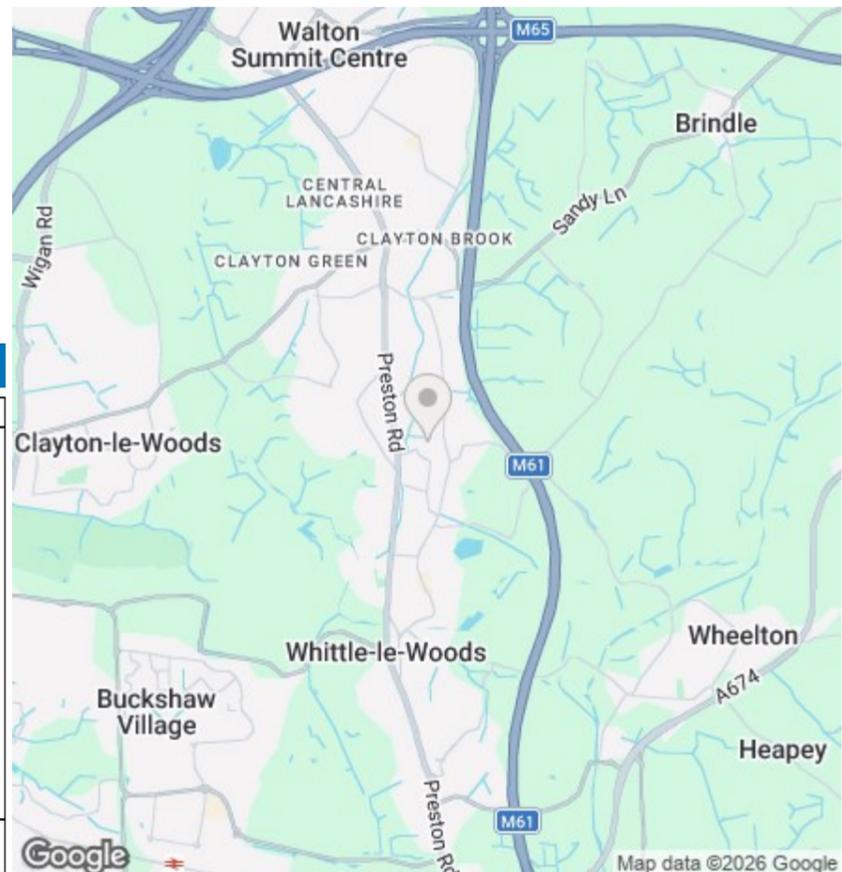


TOTAL FLOOR AREA : 883 sq.ft. (82.1 sq.m.) approx.

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 C2026



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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Current: 73, Potential: 80

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |