



## Olive Close, Whittle-Le-Woods, Chorley

**Offers Over £149,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom terraced property, tucked away on a quiet cul-de-sac in a sought-after area of Chorley. Offered with no onward chain, this home is ideally suited to first-time buyers or small families, providing comfortable living in a convenient location. The property is only a short drive from Chorley town centre with its superb schools, shops, and amenities, and also benefits from excellent travel links via Buckshaw Parkway train station and easy access to the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Internally, the property briefly comprises a welcoming entrance hall leading into the modern kitchen, complete with an integrated oven/hob and space for additional freestanding appliances. Further along, you'll find the spacious lounge/diner, large enough to accommodate a family dining table and featuring double patio doors that open onto the rear garden, filling the room with natural light.

Upstairs, the home offers two generously sized bedrooms, with the master benefitting from integrated storage. A modern three-piece family bathroom completes this floor.

Externally, the front of the property is presented with a small lawn and space for plants and shrubbery. To the rear is a generous garden, boasting a wooden decking area for outdoor furniture along with a sizeable lawn. The property further benefits from a detached garage and additional off road parking space.









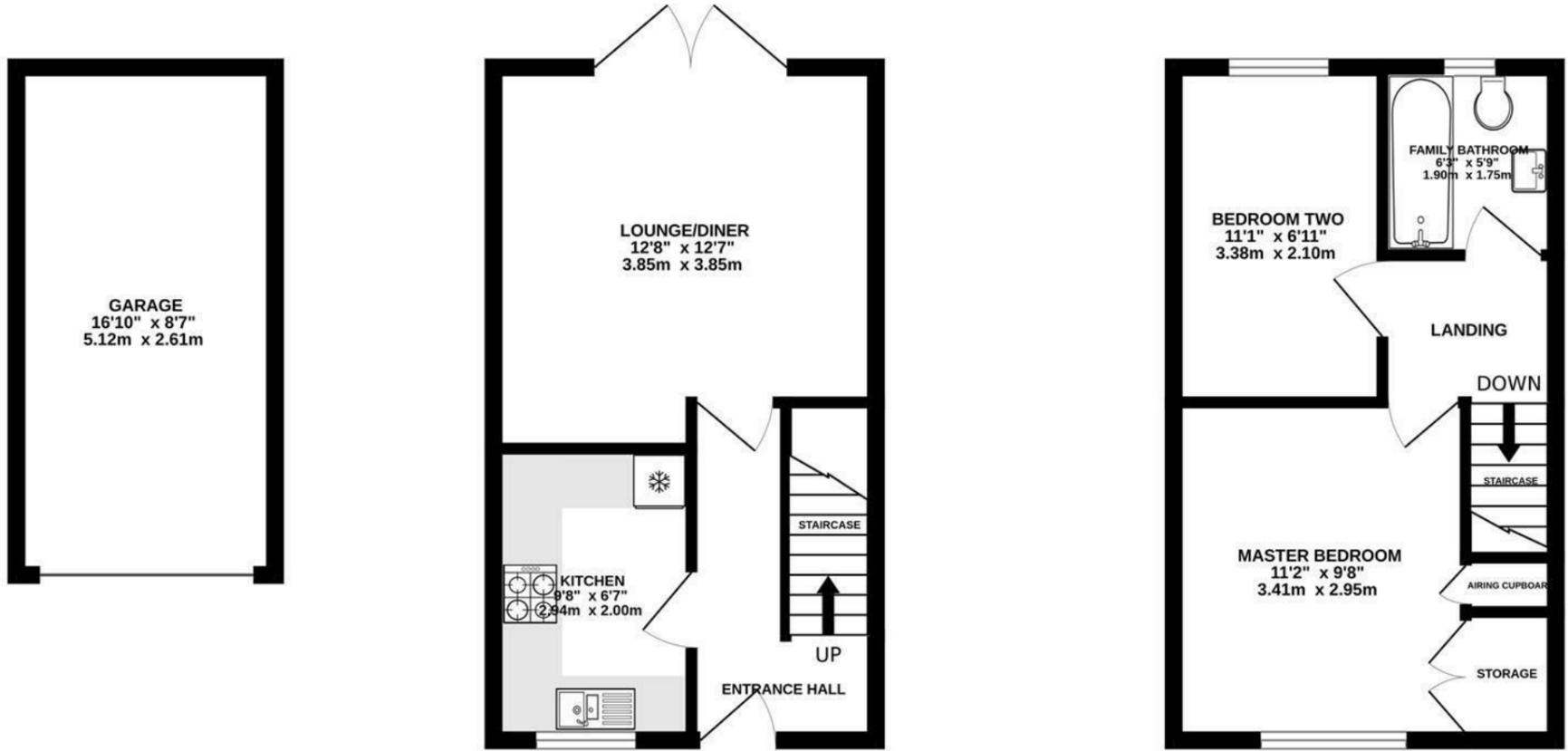




# BEN ROSE

GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 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) <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	67	77

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		

