



Cliffe Drive, Whittle-Le-Woods, Chorley

Offers Over £139,995

Ben Rose Estate Agents are pleased to present to market this semi detached home, ideally positioned within the highly desirable village of Whittle-le-Woods. Offering fantastic potential throughout, this property is well suited to couples, first time buyers and investors seeking a home they can modernise and add value to. While in need of decorating and currently featuring a basic kitchen and bathroom, the property provides a solid foundation and generous layout ready to be transformed. The location offers a peaceful village atmosphere whilst remaining close to Chorley and Wheelton, where a variety of shops, pubs and reputable schools can be found. Excellent commuter links are available via Buckshaw Parkway railway station, with direct services to Preston and Manchester, and convenient access to the M61, M65 and M6 motorways.

Stepping inside, the entrance hall provides access to the main living spaces. The spacious lounge offers a bright and versatile area with ample room for both seating and additional furnishings, creating a comfortable setting for everyday living. To the rear, the fitted kitchen provides practical workspace and storage, presenting clear scope for refurbishment to suit modern tastes. A ground floor WC completes this level, adding convenience for residents and guests alike.

Ascending to the first floor, the master bedroom benefits from generous proportions and an additional storage room, ideal for use as a dressing area, study space or further storage. The three piece bathroom is also located on this floor and, while functional, offers the opportunity for updating to create a contemporary finish.

Externally, the property features a small front garden that enhances its kerb appeal. To the side, there is a substantial double garage along with a newly laid gravel driveway providing off road parking for two vehicles. With its desirable setting and excellent potential, this home presents a superb opportunity to create a property tailored to your own vision.





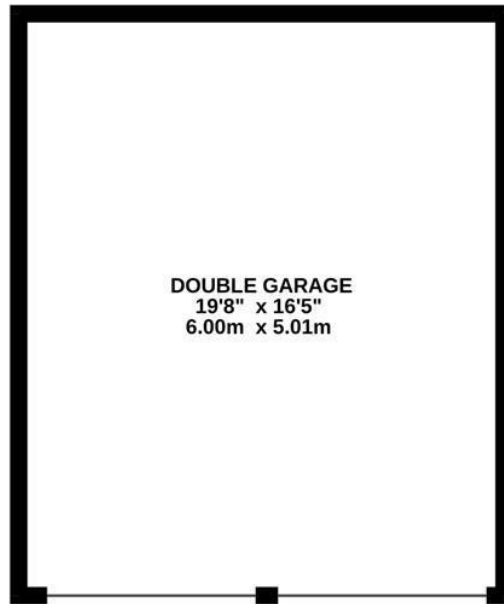
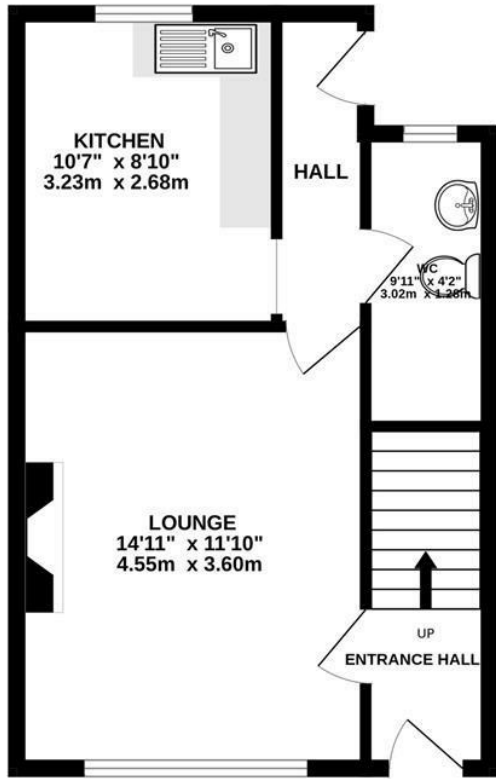




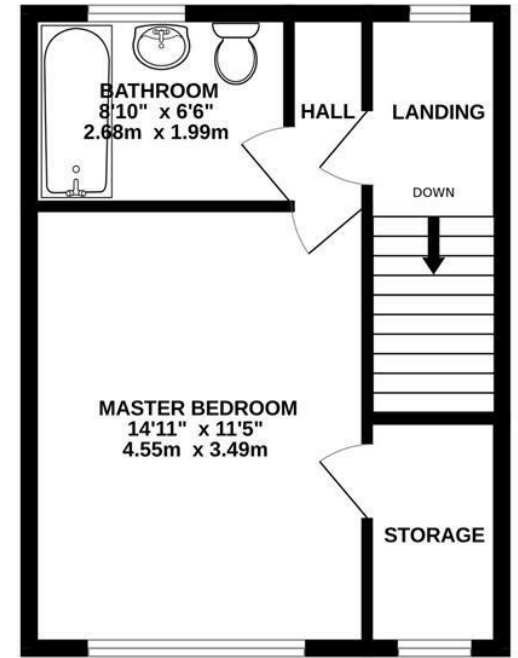




GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.7 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	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	