



Mount Pleasant, Withnell, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this beautifully renovated two bedroom mid-terrace cottage, nestled within the charming village of Withnell. This delightful home seamlessly blends modern finishes with traditional character, offering a warm and inviting space ideal for first time buyers or couples. Surrounded by picturesque countryside, the property benefits from an abundance of scenic walks right on the doorstep, while still maintaining excellent access to nearby amenities. The neighbouring towns of Chorley and Blackburn provide a range of shops, supermarkets, and leisure facilities, whilst convenient access to the M61 and M65 motorways ensuring easy commuting across the region.

Upon entering the home, you are welcomed into a spacious front lounge, where stylish LVT flooring flows seamlessly throughout the ground floor, enhancing the sense of continuity and space. The room is centred around an original stone fireplace, complete with a working open fire, creating a cosy focal point full of character. The lounge effortlessly opens into the impressive kitchen/breakfast room, which has been thoughtfully designed to complement the homes heritage while incorporating modern convenience. Here, you'll find a range of integrated appliances including a fridge/freezer, dishwasher, and microwave, alongside a central island with a breakfast bar providing seating for up to four - perfect for casual dining or entertaining. The open staircase adds to the contemporary feel, while large bi-folding doors flood the space with natural light and open directly onto the beautifully landscaped rear garden.

Moving upstairs, the property continues to impress with two well-proportioned bedrooms. The master bedroom is a generous double, offering ample space for furnishings, while the second bedroom provides flexibility as a guest room, nursery, or a comfortable home office. Completing the first floor is a modern fitted shower room, finished to a high standard with sleek fixtures and fittings, perfectly in keeping with the overall renovation of the home.

The property also benefits from having full new electrics and a new boiler and heater system during its renovations.

Externally, the property is positioned along a quiet no-through road, with convenient on-road parking available to the front. To the rear, the home truly shines, boasting a stunning, fully landscaped garden that has been carefully designed to create a peaceful outdoor retreat. Original stone from the cottage has been repurposed to form attractive boundary walls, enhancing the sense of character and privacy. A charming seating area provides the perfect spot to relax or entertain, surrounded by well-stocked planting beds that add colour and interest throughout the seasons.

This exceptional cottage offers a rare opportunity to enjoy village living with modern comforts, making it a truly special home ready to move straight into.





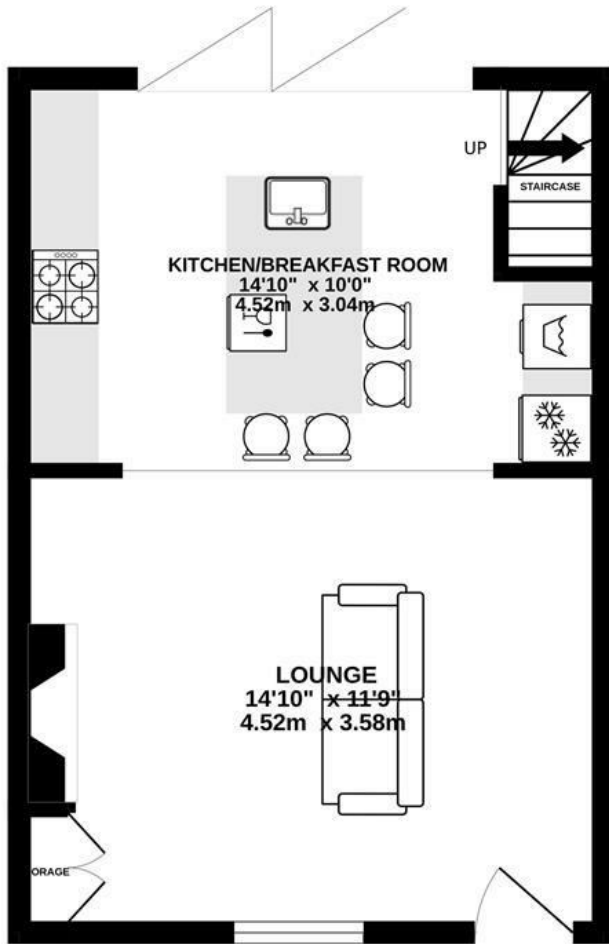




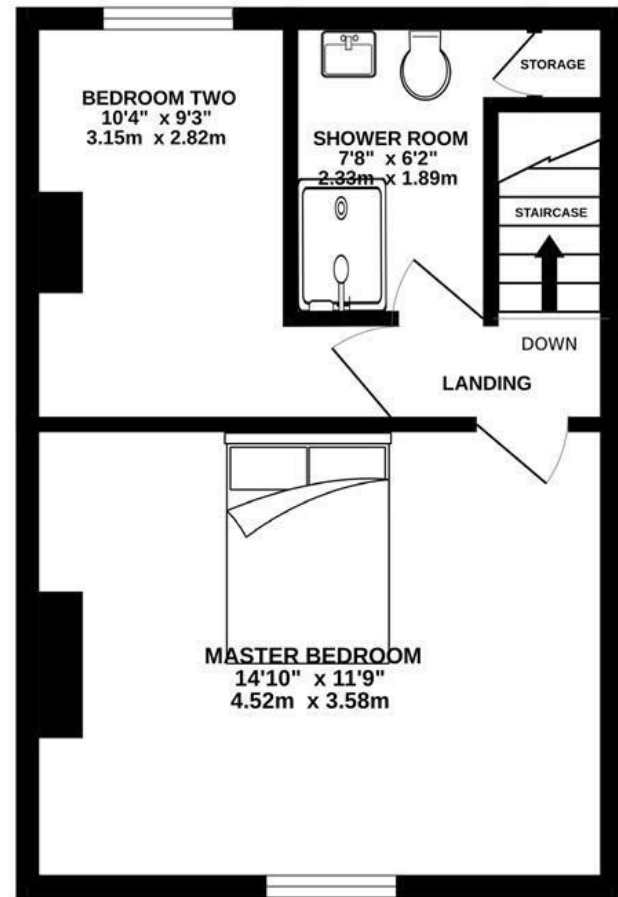




GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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	82
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	