



BEN ROSE

Mount Pleasant, Whittle-Le-Woods, Chorley

Offers Over £249,995

Ben Rose Estate Agents are pleased to present to the market this delightful two-bedroom mid terrace home in the much sought after area of Whittle-Le-Woods, Chorley. The properties location provides easy access to scenic walks while being just a short drive from Chorley town centre, where excellent local schools, supermarkets, and amenities can be found. The property also benefits from fantastic travel connections, with nearby train stations and convenient access to the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

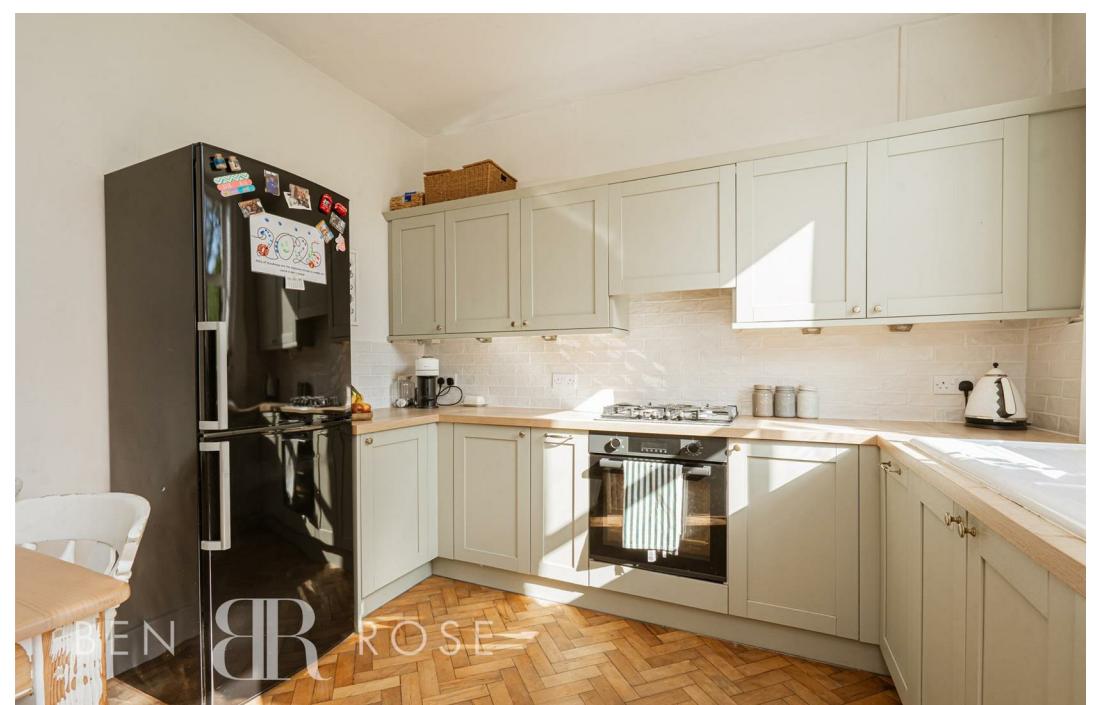
Entering the home through the welcoming entrance porch, you are greeted by the cosy yet spacious lounge that boasts a front-facing window that fills the space with natural light. A large log-burning fire adds warmth and character along with the exposed brickwork, creating a pleasant atmosphere. The dining room is generously sized and offers access to the rear garden via stable doors. The modern yet tasteful kitchen is well equipped with integrated appliances and under the staircase, you'll find additional storage space, catering to your organizational needs.

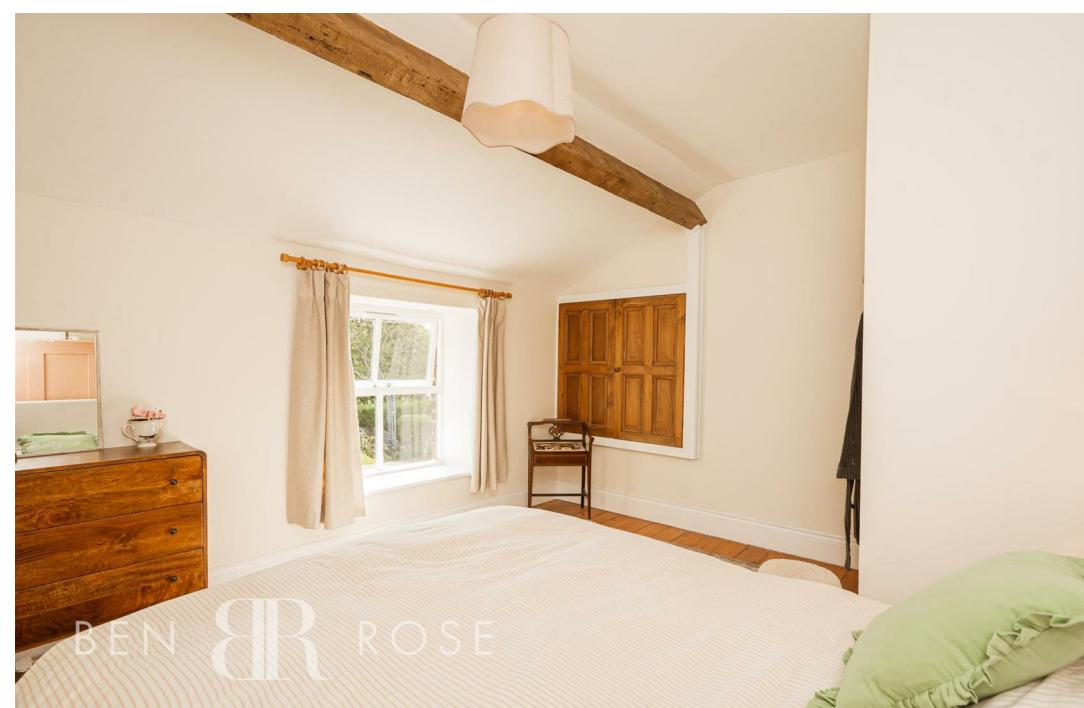
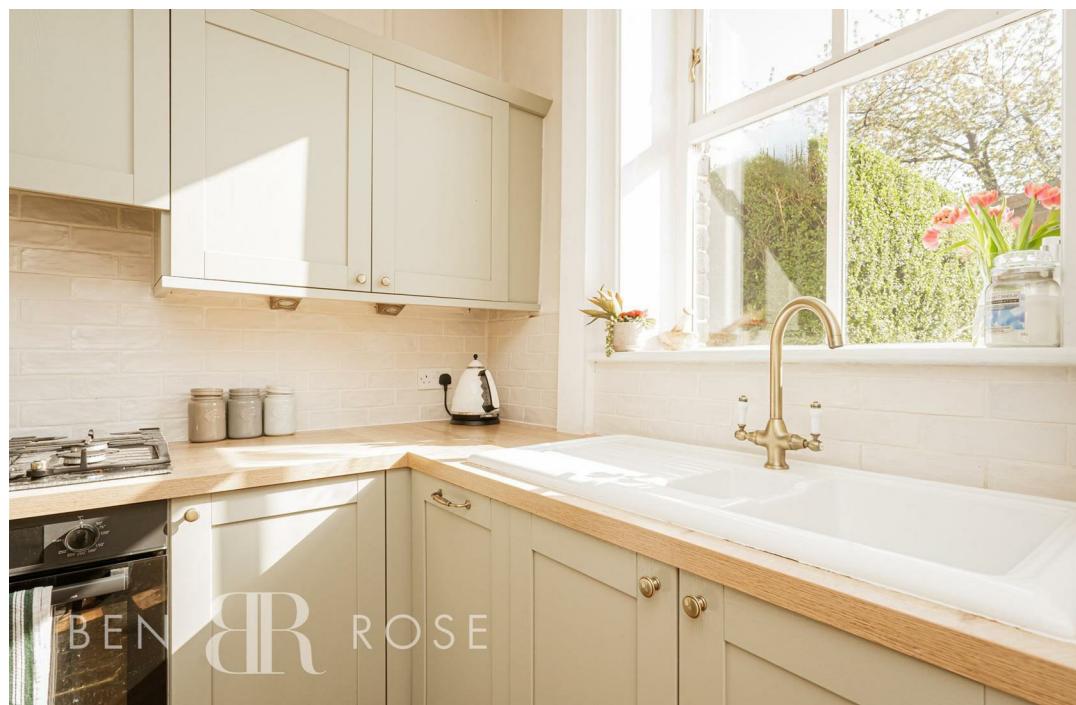
Moving to the first floor, you'll find two double bedrooms that provide comfort and tranquility with bedroom two featuring a period fireplace and the master bedroom having built-in wardrobe space for practicality. Completing the first floor is the lengthy three-piece family bathroom, complete with an over the bath shower as well as large storage options.

Externally, this property continues to impress. The good-sized garden offers a private reiterate with a combination of lawned and decked area. There is also a practical external office space that could be used for a variety of purposes. To the front the home offers a well sized separate driveway as well as a large garage that can accommodate most cars.

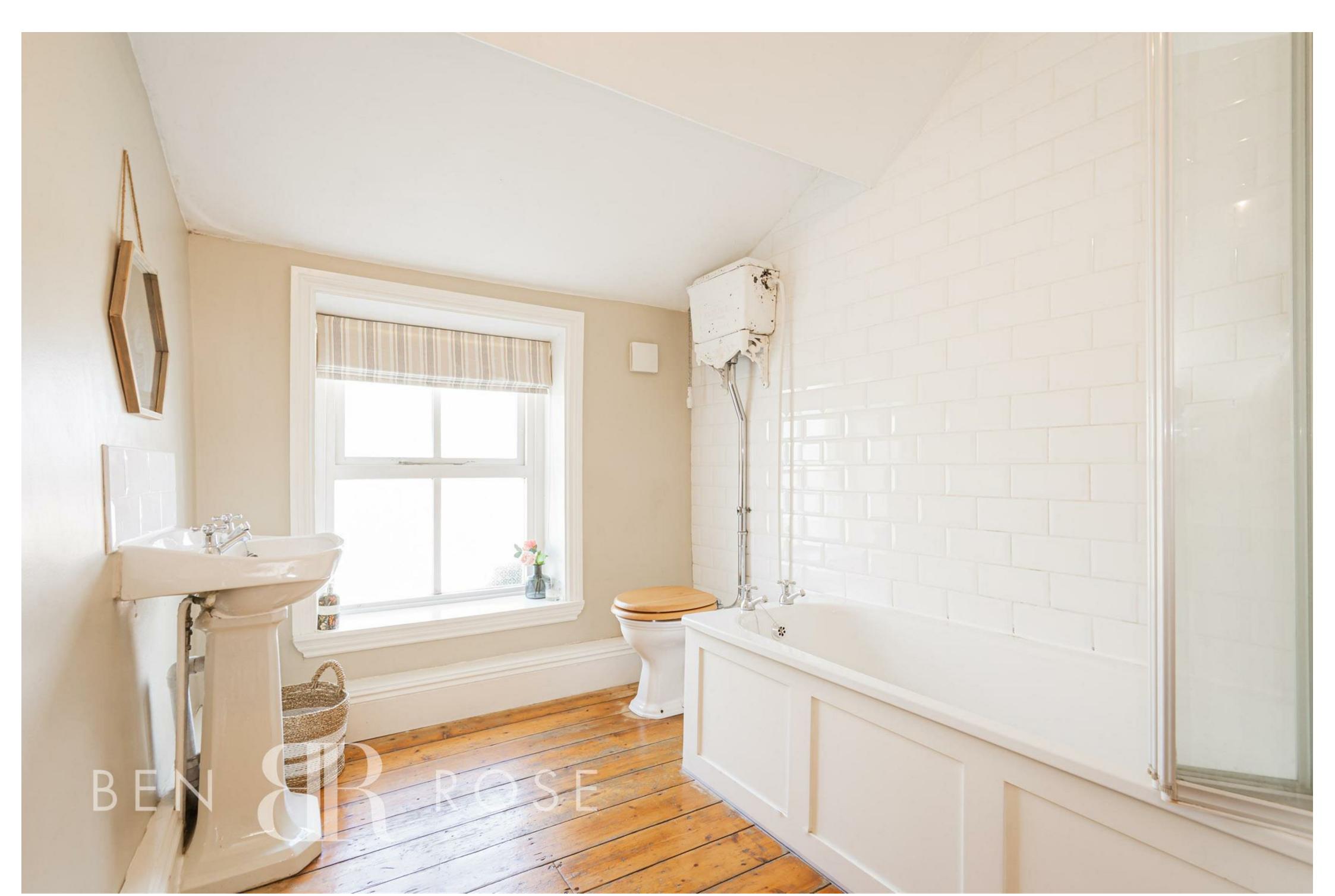
In summary, this charming two-bedroom home is full of character and has been finished by current owners to a very high standard. With its inviting living spaces, convenient amenities, and easy access to transport links, this property is a perfect fit for couples or those seeking a cozy, well-connected home that presents an opportunity to combine comfort, practicality, and a sought-after location.



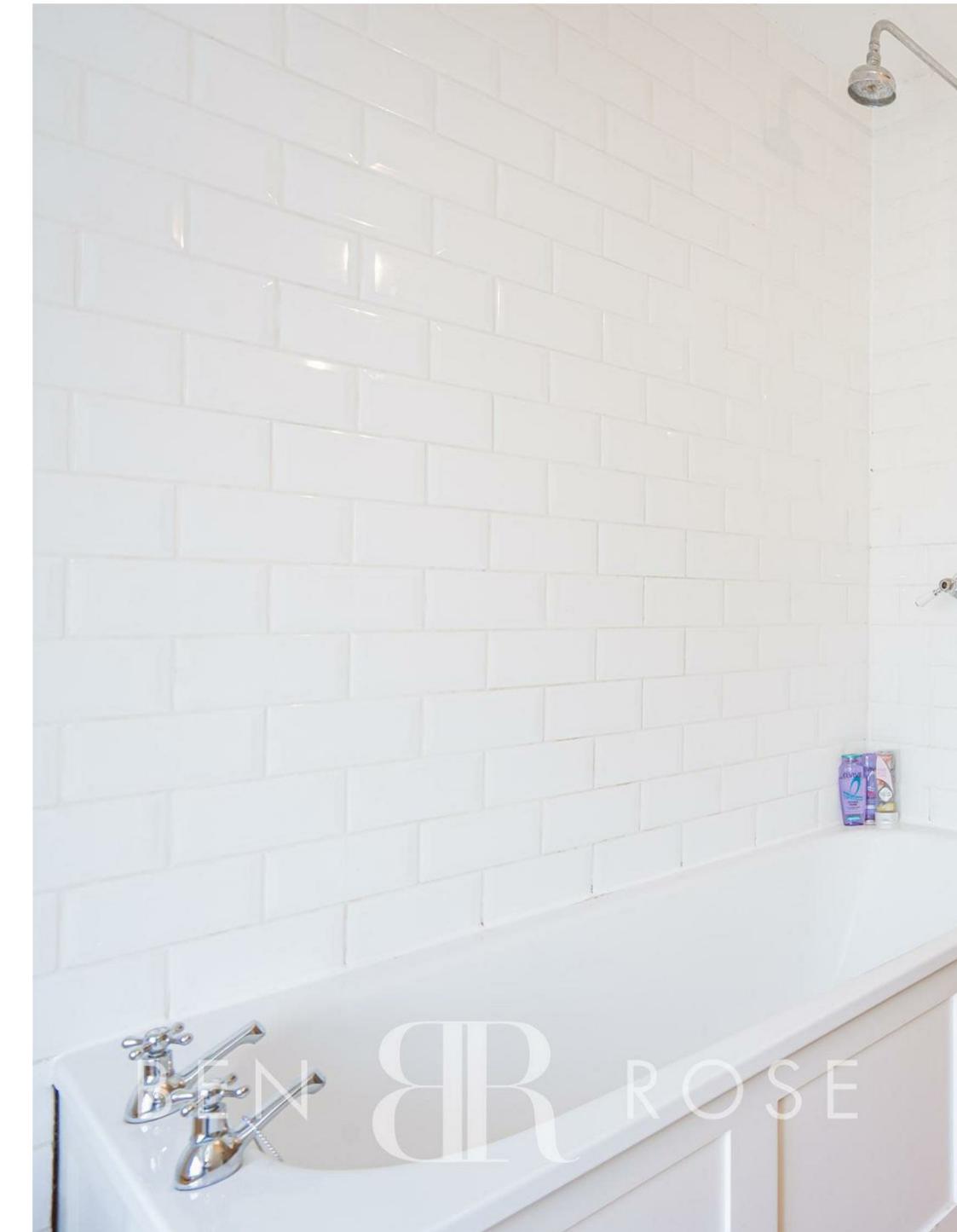








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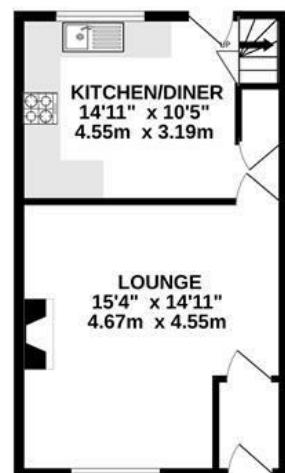


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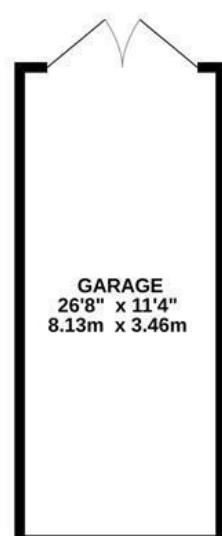


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GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.8 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)	A	91
(81-91)	B	
(69-80)	C	77
(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 (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	

