BEN ROSE

Spring Mews, Whittle-Le-Woods, Chorley — Offers Over £259,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom home, ideally positioned within a quiet cul-de-sac in the highly sought-after area of Whittle-Le-Woods. Offering a comfortable and versatile layout throughout, this lovely property would make an ideal home for first-time buyers or families looking to enjoy a peaceful setting while remaining well connected to surrounding areas. The property is just a short drive from Chorley town centre, with a wide range of local amenities and well-regarded schools nearby, while the surrounding countryside provides plenty of opportunities for scenic walks, including routes along the nearby Leeds and Liverpool Canal. For those commuting, there are excellent road links via the M61 and M6 motorways, while Chorley and Buckshaw Parkway railway stations are also within easy reach, offering direct connections to Preston, Manchester and beyond.

Upon entering the property, a welcoming porch provides useful space for storing outdoor belongings, coats and shoes before leading through into the main hallway. From here, there is access to the stairs and all of the ground floor accommodation, along with the convenience of a downstairs WC. The good-sized lounge enjoys plenty of natural light through a large window overlooking the garden, creating a bright and comfortable space in which to relax. Continuing through the home, you will find the open-plan kitchen and dining room, which provides an excellent area for both everyday family life and entertaining. The kitchen is fitted with an integrated hob and oven, alongside space for additional freestanding appliances, while a generous under-stairs storage cupboard provides useful pantry space.

The dining area comfortably accommodates a large family dining table and offers plenty of versatility, with ample room to create a second sitting or living area if desired. Patio doors from both the kitchen and dining area provide direct access to the wrap-around garden, allowing the outside space to become a natural extension of the living accommodation.

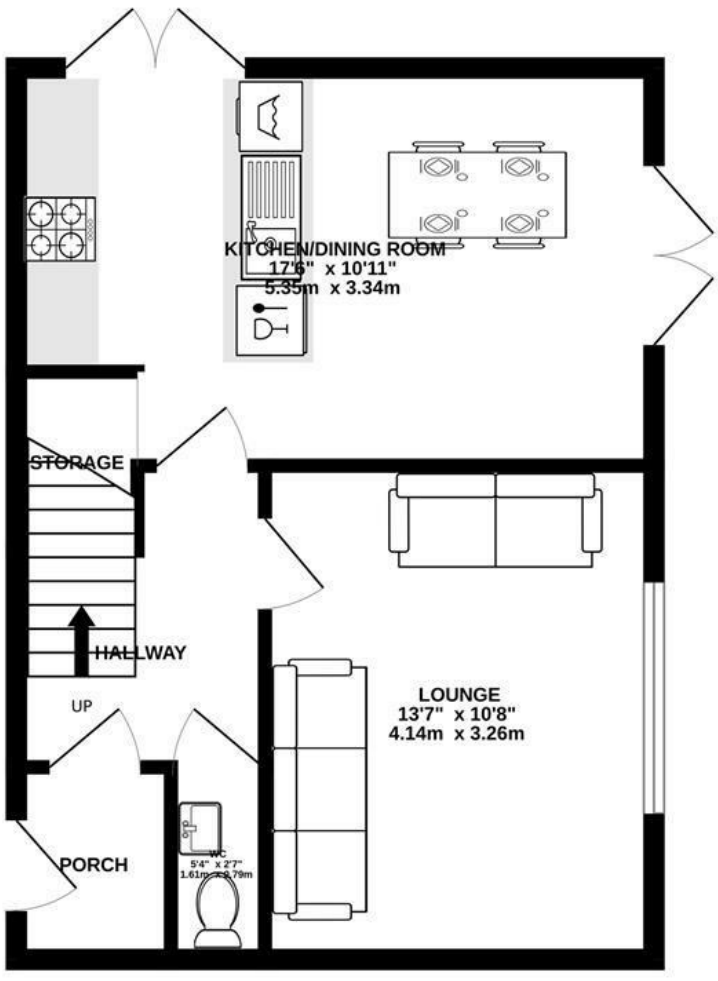
To the first floor, there are three well-proportioned bedrooms, including two comfortable double bedrooms. The principal bedroom benefits from its own three-piece en-suite shower room, while a further three-piece family bathroom serves the remaining bedrooms. A large storage cupboard off the landing provides additional practical storage space and completes the well-planned first-floor accommodation.

Externally, the property enjoys a generous wrap-around garden, offering a fantastic family-friendly outdoor space with a high brick wall providing a good degree of privacy. The garden features a combination of lawn and decking, along with a useful shed, while gated access leads directly to the road. To the front, the property benefits from two allocated parking spaces, completing a well-rounded home in a desirable and convenient Whittle-Le-Woods location.

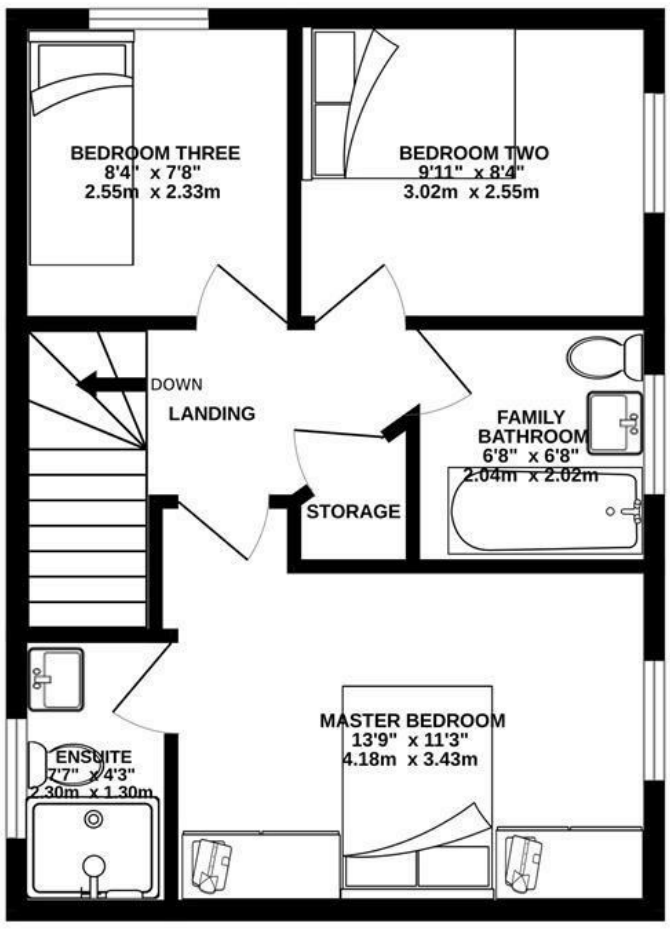
HOW TO

BEN ROSE

GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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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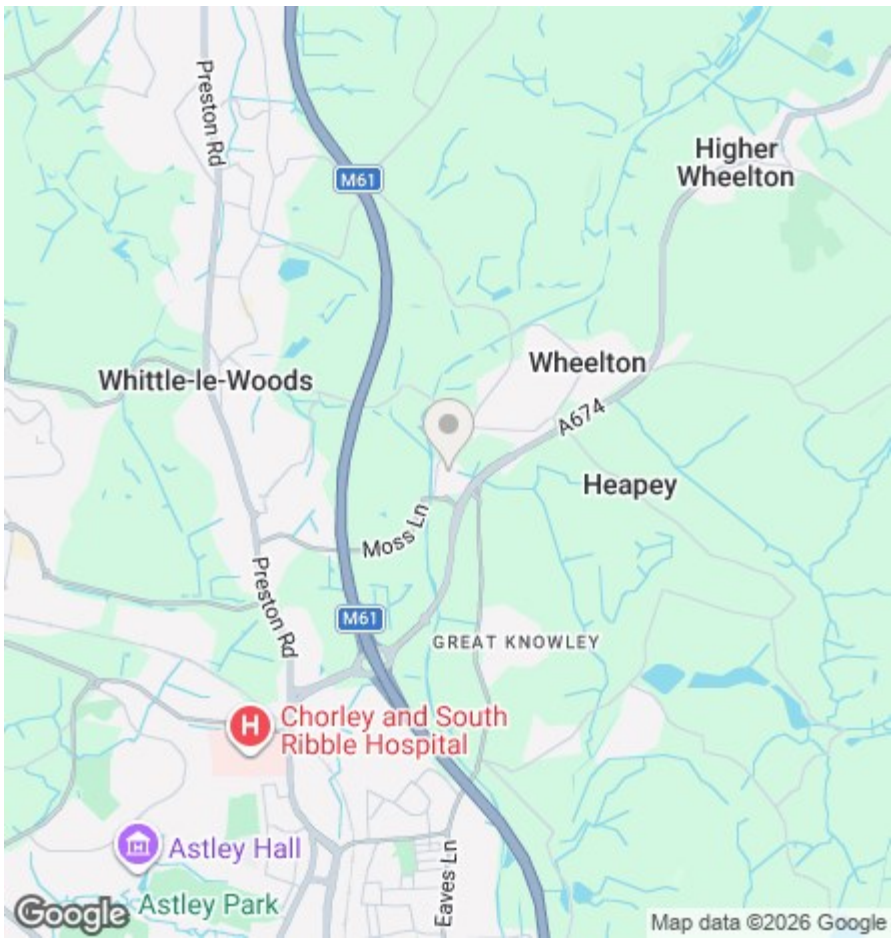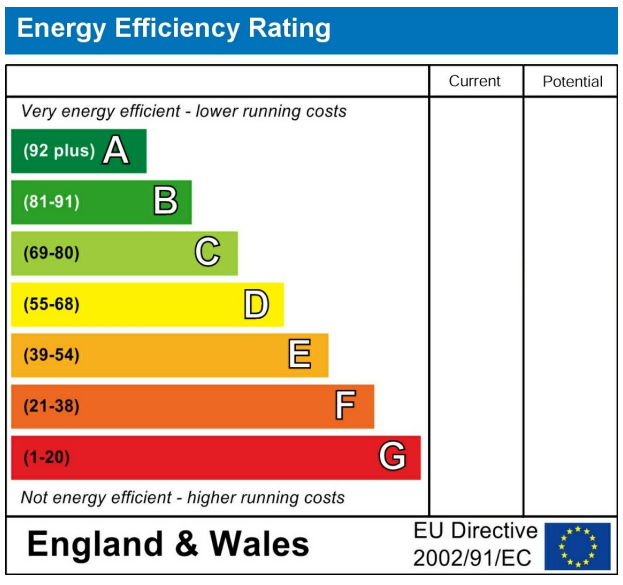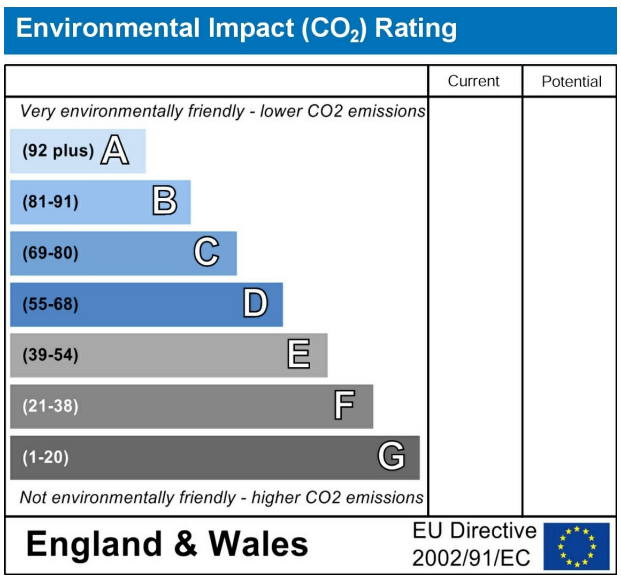
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