



## St. Helens Road, Chorley

Offers Over £209,995

Ben Rose Estate Agents are delighted to present this charming three-bedroom semi-detached bungalow, located in the highly desirable village of Whittle-Le-Woods, Chorley. Offering excellent potential, the property is in need of modernisation throughout but boasts an enviable position close to outstanding local schools, a variety of shops, and all essential amenities. Surrounded by beautiful countryside, the home also benefits from scenic nature walks right on the doorstep. The neighbouring towns of Chorley and Leyland are just a short drive away, and excellent transport connections are readily available via local bus routes and the nearby M6 and M61 motorways.

As you step inside, you're welcomed by a spacious reception hall featuring a large side-facing window that allows natural light to pour in. From here, the open staircase leads to the first floor, while doors provide access to both the lounge and inner hall. Positioned at the front of the home, the generously sized lounge is accessible from two points and enjoys a large front-facing window along with a traditional fireplace, making it a cosy yet spacious living area.

Continuing through the inner hall, you'll find the family bathroom, which has been updated to include a walk-in shower, and next door is the master bedroom, a spacious double with plenty of room for furniture. Towards the rear of the home lies the kitchen, fitted with a good range of wall and base units and space for freestanding appliances.

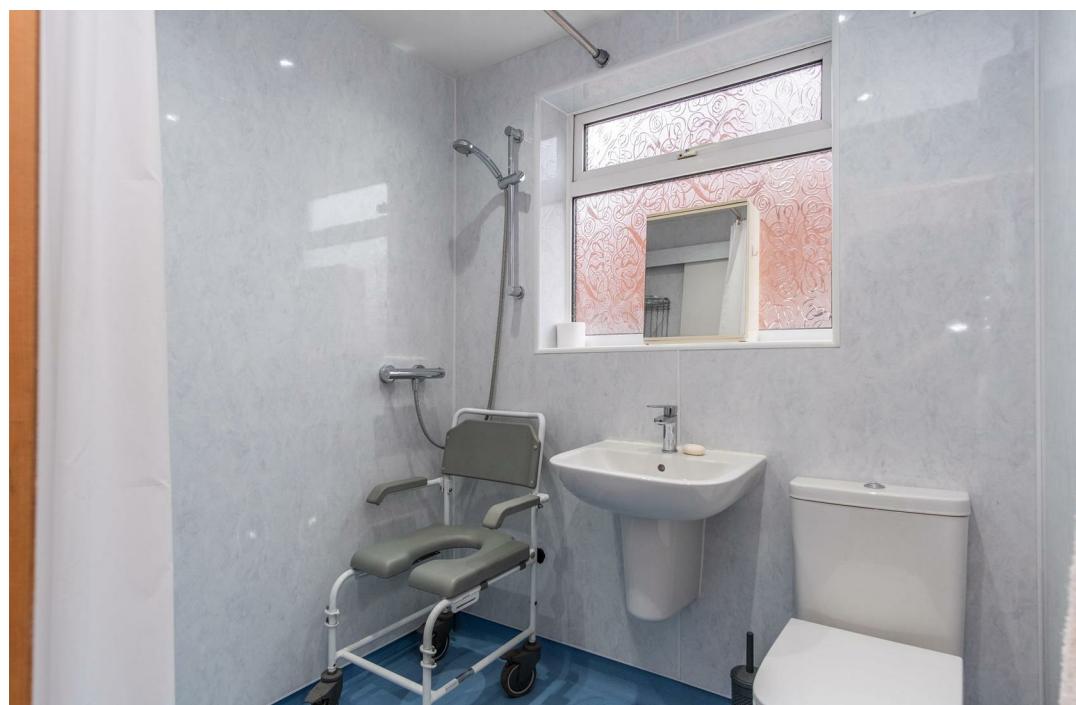
The kitchen leads into the conservatory, a generously proportioned and versatile space that overlooks the garden and provides direct access to it. Whether used as a dining room, sitting area, or playroom, the conservatory adds valuable additional living space.

Upstairs, there are two further bedrooms. The second bedroom is a comfortable double, while the third is smaller but still well-proportioned, and both benefit from access to generous eaves storage, making excellent use of the roof space.

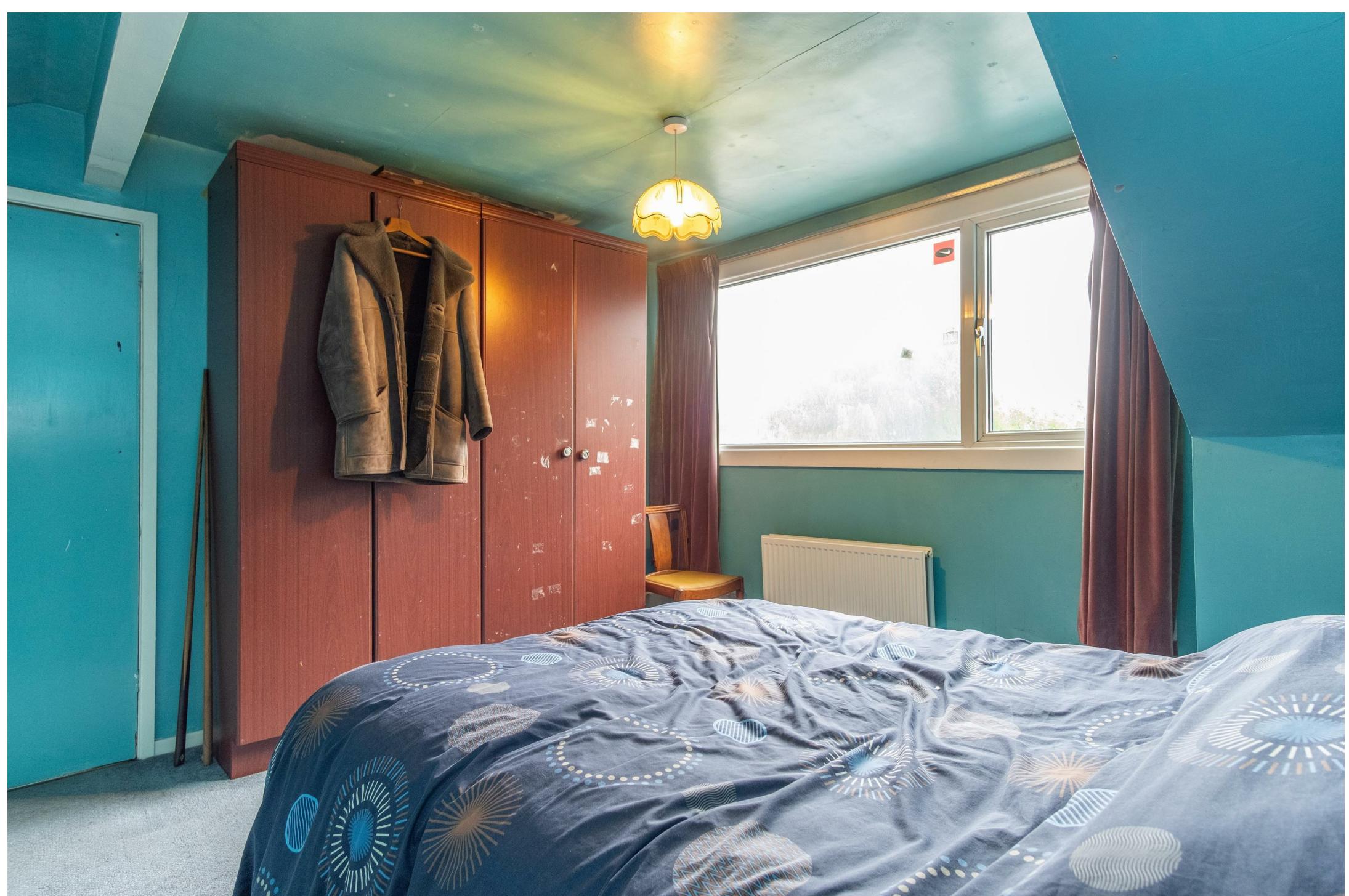
Outside, the rear garden is a standout feature, offering a large, mature space complete with established fruit trees, a well-maintained lawn, and a paved patio area. It is not overlooked, with mature shrubs and trees providing a high degree of privacy. There is also access to a single detached garage, and a driveway extends from the garden around to the front of the property. The front garden is easy to maintain and bordered by a hedge for added privacy, with the driveway providing ample off-road parking for multiple vehicles. This is a wonderful opportunity to create a beautiful family home in a peaceful and well-connected location.







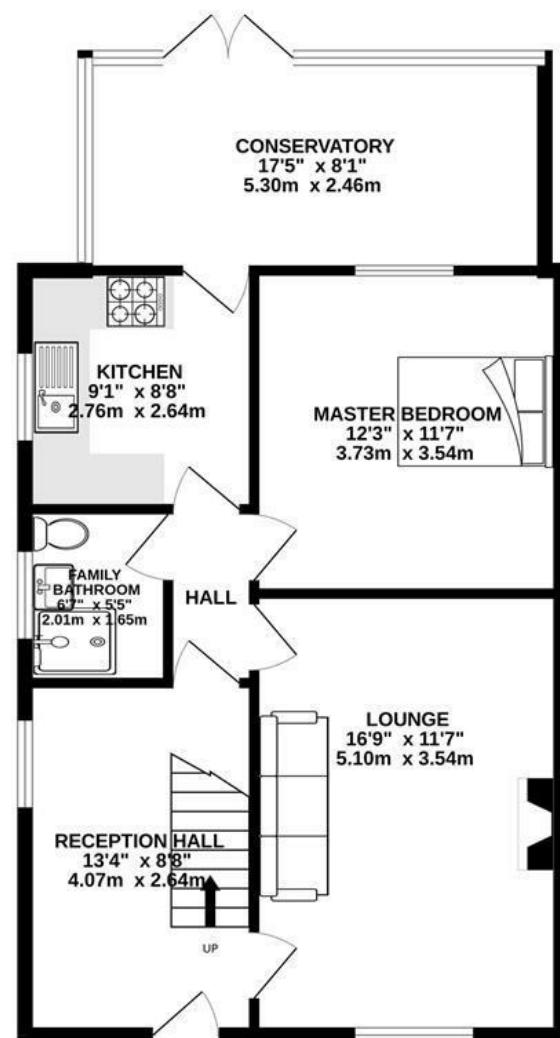
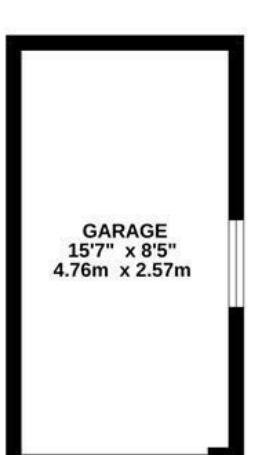




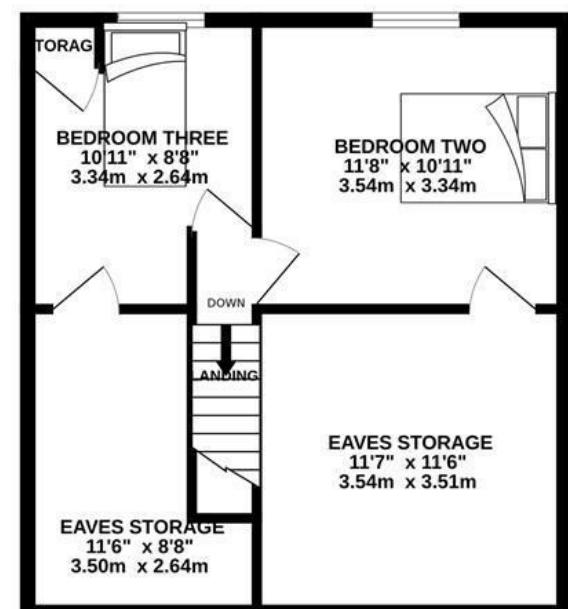


# BEN ROSE

GROUND FLOOR  
855 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

