



## Wardle Court, Whittle-Le-Woods, Chorley

**Offers Over £219,995**

Ben Rose Estate Agents are pleased to present to market this beautifully-presented three-bedroom detached coach house, nestled within the sought-after Wardle Court development in the picturesque village of Whittle-Le-Woods, Lancashire. Perfect for couples or families seeking a peaceful yet well-connected location, this inviting home is close to a range of local amenities, including shops, schools, and parks. Excellent transport links further enhance its appeal, with the M61 and M65 motorways just a short drive away, providing easy access to surrounding towns and cities. For commuters, both Chorley and Buckshaw Parkway train stations offer convenient rail connections.

Upon entering the property, you are welcomed into the main hallway, which houses the staircase to the upper floor and a convenient understairs cloakroom storage. To the left, you'll find the spacious kitchen, featuring contemporary wall and base units with smart storage solutions and fully integrated appliances, including a fridge, freezer, dishwasher, washer/dryer, microwave oven/grill, and separate oven. The kitchen also benefits from underfloor heating for added comfort and provides ample space for a family dining table, with double patio doors opening onto the rear garden.

Moving upstairs, you'll enter the generously sized lounge, which spans the full width of the home and benefits from dual-aspect windows that allow plenty of natural light to fill the space. From here, you'll find three well-proportioned bedrooms, with the master and second bedrooms both featuring fitted storage. The modern three-piece shower room completes this level.

Externally, the property features a private driveway at the front, providing off-road parking for two vehicles. To the rear is a generously sized south-facing garden, offering a low-maintenance flagged patio - ideal for adding potted plants and garden furniture to enjoy the sunshine. To the side of the property is an additional private garden area with a convenient storage shed, offering further outdoor versatility and space.

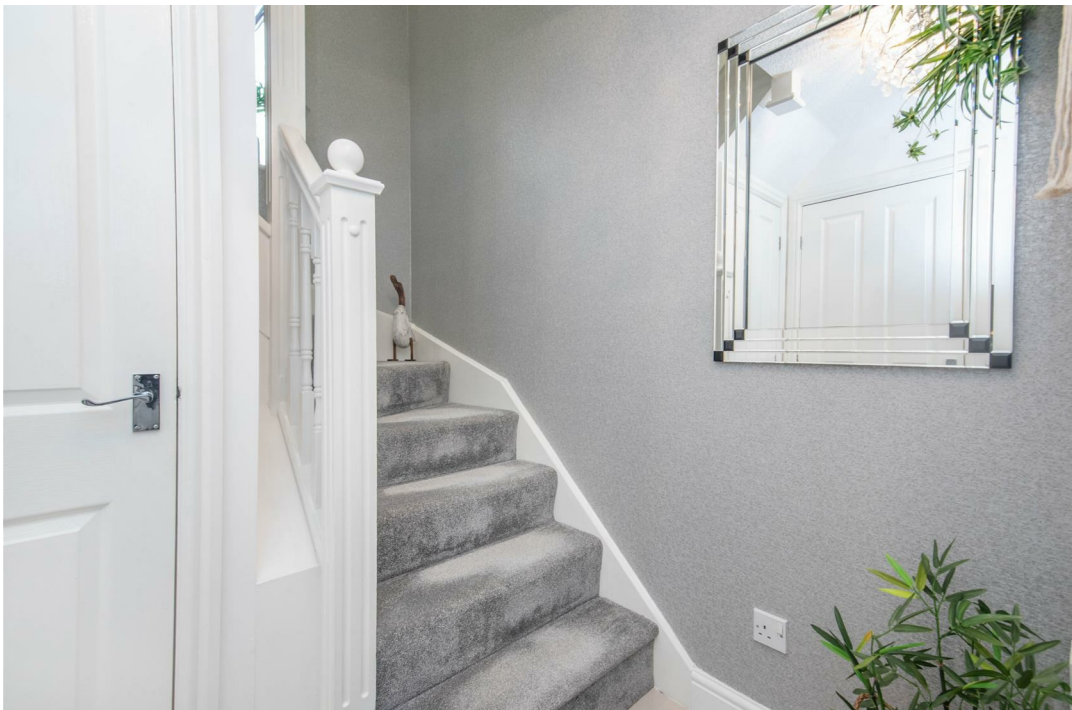
Please note the two attached garages are not included in the sale of the property.

Early viewing is highly recommended to avoid disappointment





















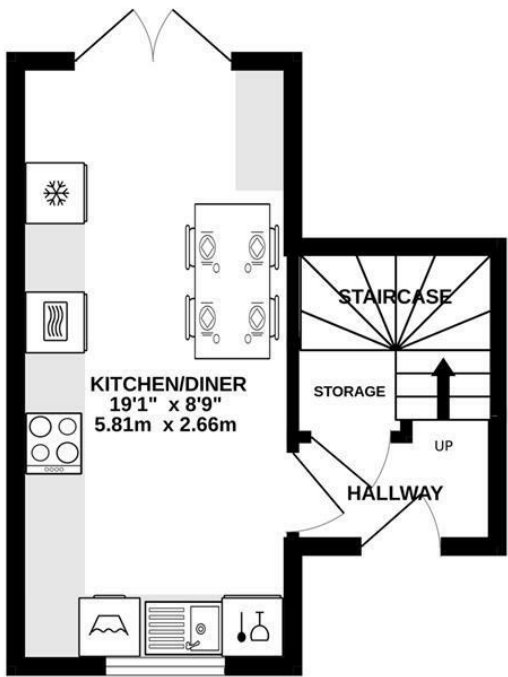




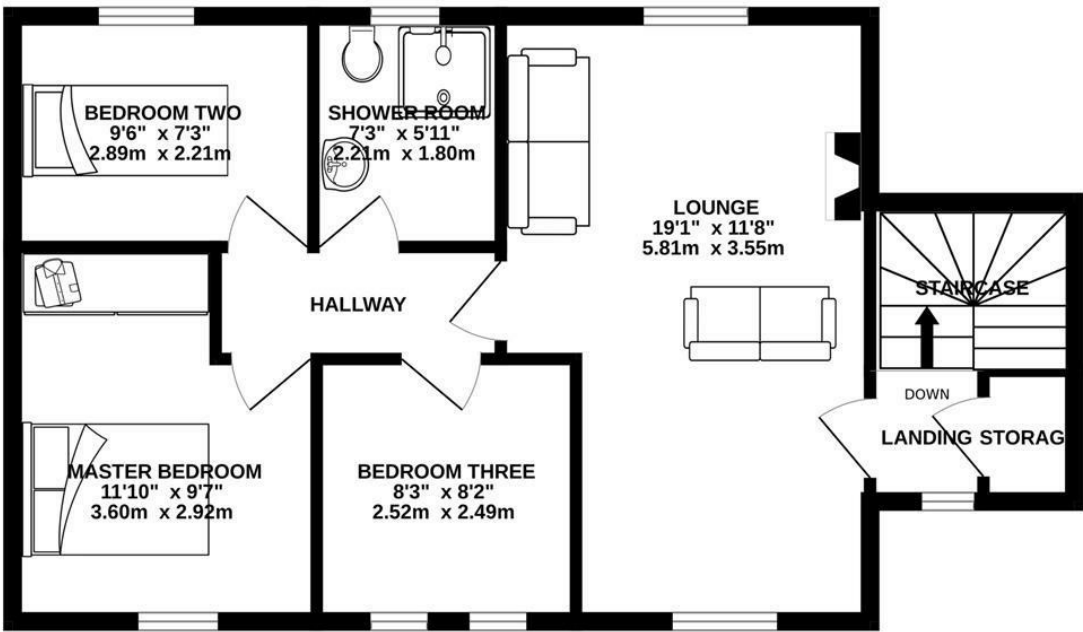


BEN ROSE

GROUND FLOOR  
227 sq.ft. (21.1 sq.m.) approx.



1ST FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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		
	73	79
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

