



Copthurst Lane, Whittle-Le-Woods, Chorley

Guide Price £270,000

Ben Rose Estate Agents are pleased to present to market this beautifully renovated two-bedroom end-terrace cottage, situated in the highly sought-after village of Whittle-le-Woods, Chorley. Finished to an excellent standard throughout, this charming home perfectly blends character with modern finishes. The property enjoys a convenient yet peaceful location, with an excellent range of local shops, supermarkets, cafés and schools all within easy reach. Buckshaw Parkway and Chorley train stations provide direct rail links to Manchester, Preston and beyond, whilst the nearby M61, M6 and M65 motorways offer superb connectivity for commuters travelling across the North West. Scenic countryside walks, Cuerden Valley Park and a variety of leisure facilities are also close by, making this a fantastic location for a wide range of buyers.

Stepping through the entrance porch, you are welcomed into the spacious lounge, a warm and inviting reception room featuring attractive alcoves that add both character and practicality, creating an ideal space to relax and unwind. Continuing through the home, you'll find the generously proportioned kitchen, newly fitted with stylish shaker-style cabinetry and offering ample worktop space alongside room for a family dining table. Built-in storage further enhances the practicality of the room, while an adjoining utility room provides additional convenience. Leading off the utility is the contemporary family bathroom, newly fitted with a modern three-piece suite including a shower, completing the ground floor accommodation.

To the first floor, the landing provides access to two well-proportioned double bedrooms. The impressive principal bedroom benefits from attractive feature alcoves, adding a contemporary touch whilst enhancing the sense of space. The second double bedroom is equally generous in size and offers flexible accommodation to suit a variety of lifestyles, whether utilised as a guest room, home office or additional family bedroom. Continuing the theme found throughout the property, the first floor is presented to a high standard with tasteful modern finishes.

Externally, one of the property's standout features is its exceptional plot of land, offering an abundance of outdoor space and exciting future potential. The land extends from the front of the property, wraps around the side and continues to the rear, providing endless possibilities for landscaping, extending the existing home or pursuing future development opportunities, subject to the relevant planning consents. The generous outdoor space will particularly appeal to investors, developers and buyers looking for a project with excellent scope. Combining modern, move-in-ready accommodation with significant potential, this is a unique opportunity to acquire a charming cottage in one of Chorley's most desirable village locations.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

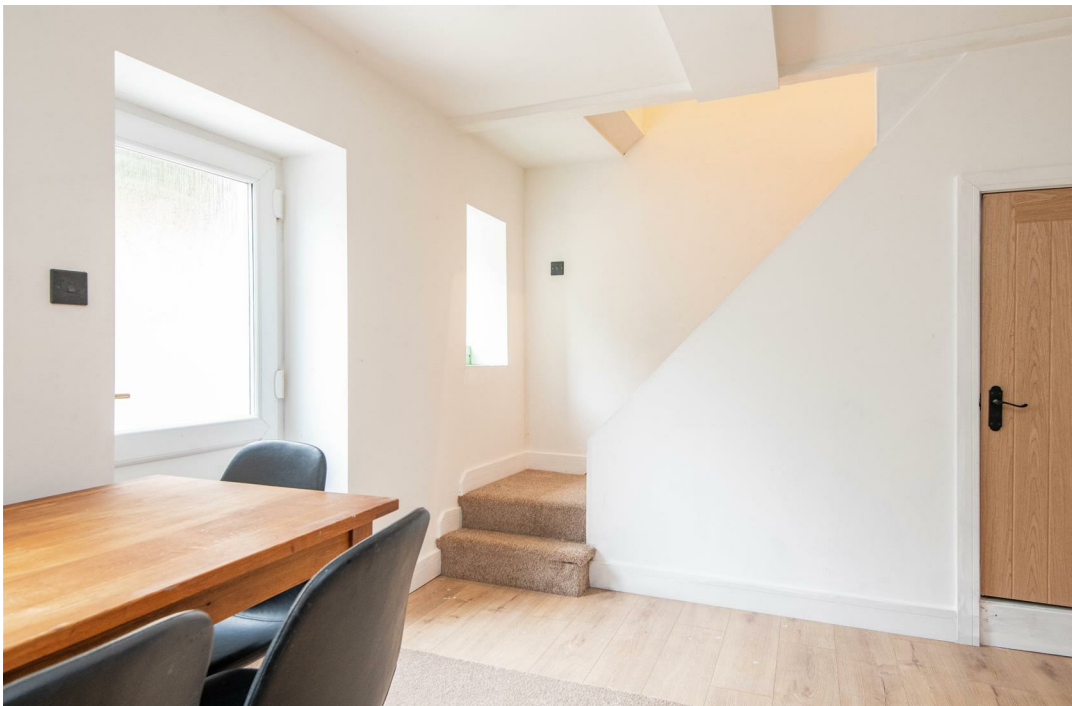
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.







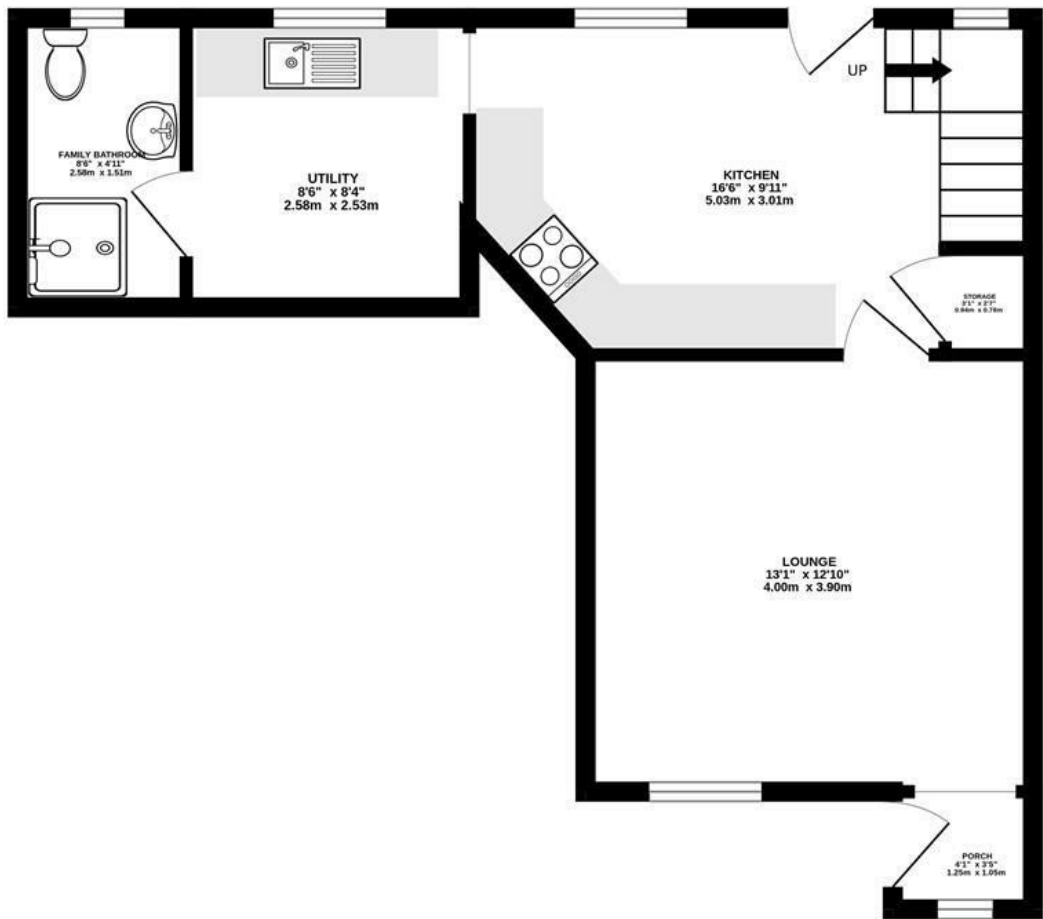




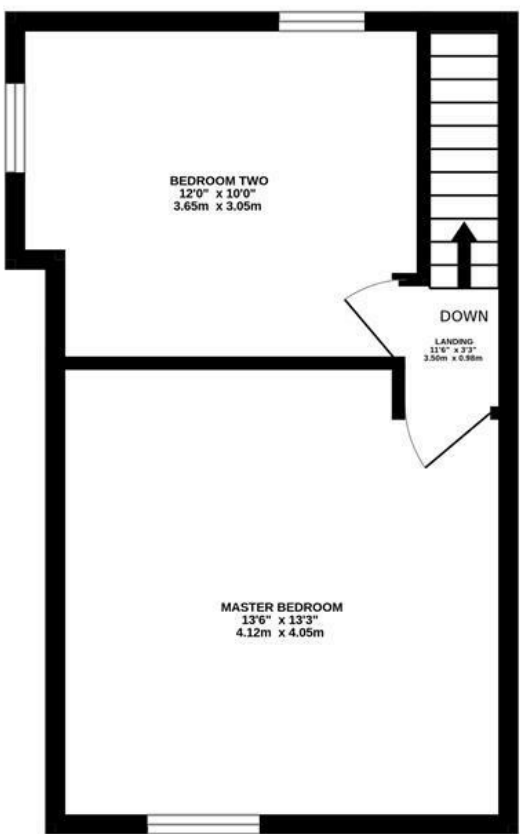


BEN ROSE

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



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



TOTAL FLOOR AREA : 772 sq.ft. (71.7 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		
	26	78
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	

