BEN ROSE

St. Helens Road, Whittle-Le-Woods, Chorley — Offers Over £284,995

Ben Rose Estate Agents are pleased to present to market this beautifully finished four-bedroom detached bungalow, ideally situated in the highly sought-after area of Whittle-Le-Woods, Chorley. This spacious and versatile home is perfect for families, offering generous living accommodation throughout with a tasteful finish that allows any buyer to move straight in. The property enjoys a prime position close to a range of local amenities including well-regarded schools, shops, and eateries, whilst also benefiting from excellent travel links. Nearby bus routes and train stations provide easy access into Chorley town centre and surrounding areas, and the close proximity to the M61 and M6 motorways makes commuting to Manchester, Preston and beyond incredibly convenient.

Upon entering the home, you are welcomed into a vestibule that leads through to the main entrance hall, setting the tone for the well-presented interior. From here, you will find the first of four bedrooms, which offers flexibility for use as a guest room or home office. The generously sized lounge is a standout space, featuring a wide window that allows for plenty of natural light, alongside a charming fireplace that creates a cosy focal point. Moving further through, an internal hallway leads to the dining room, ideal for family meals and entertaining, as well as the second double bedroom. The well-equipped kitchen offers ample storage and workspace, whilst the modern four-piece family bathroom is finished to a high standard. Completing the ground floor is the bright conservatory, which provides a lovely additional reception area and enjoys views over the rear garden.

Heading upstairs, the landing gives access to the remaining two double bedrooms. The master bedroom is particularly impressive, benefitting from its own en suite for added convenience, as well as a dedicated dressing room or walk-in wardrobe, creating a private and luxurious retreat. The second bedroom on this floor is also a comfortable double, and there is the added benefit of a separate WC, enhancing practicality for family living.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for up to two vehicles, which leads to an integral garage, offering additional storage or parking options. A gravelled garden with mature flower beds and a bordering wall adds to the home's kerb appeal. To the rear, the garden has been thoughtfully arranged to include a raised paved seating area, perfect for outdoor furniture and entertaining, alongside a lawn and mature planted borders, all enclosed by fencing for privacy. This is a wonderful home that combines space, style and a fantastic location, making it an excellent opportunity for families seeking their next move.

T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW

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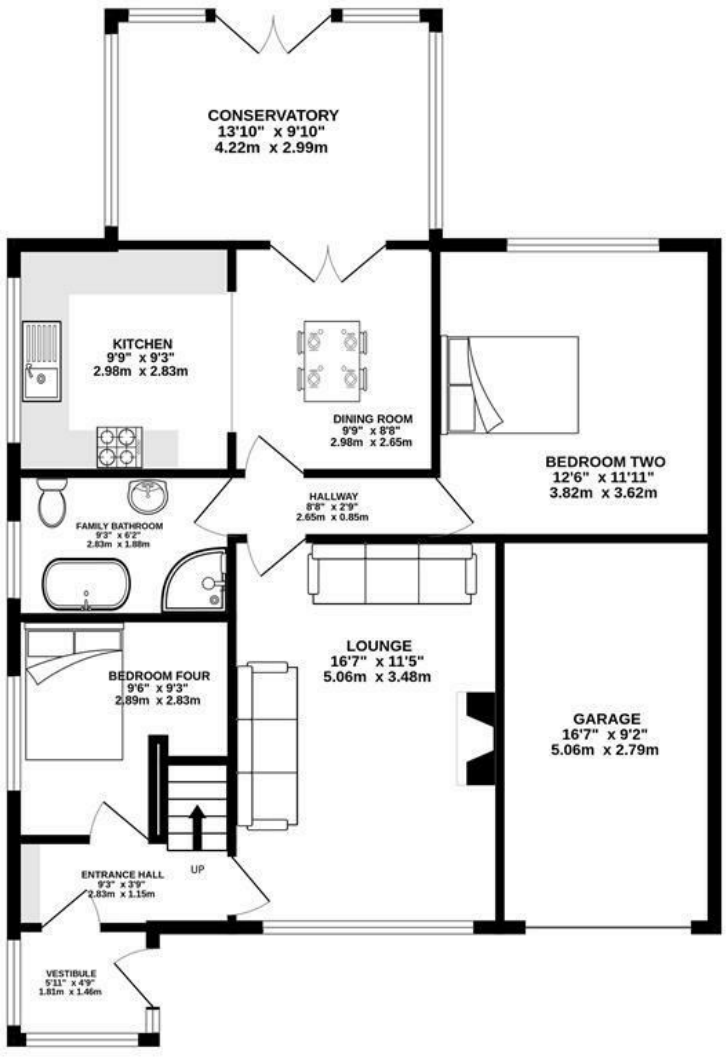
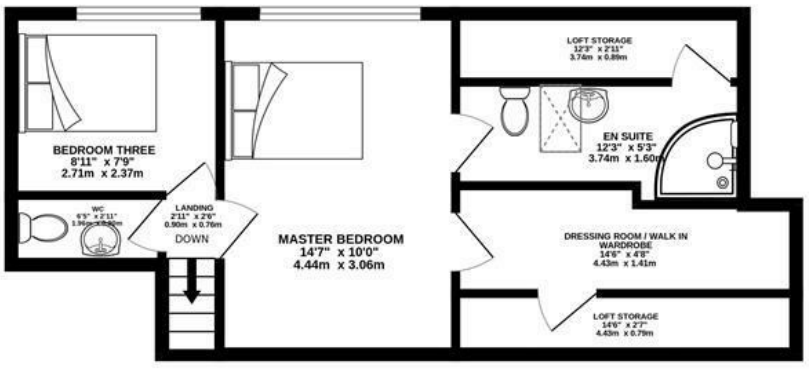
GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.9 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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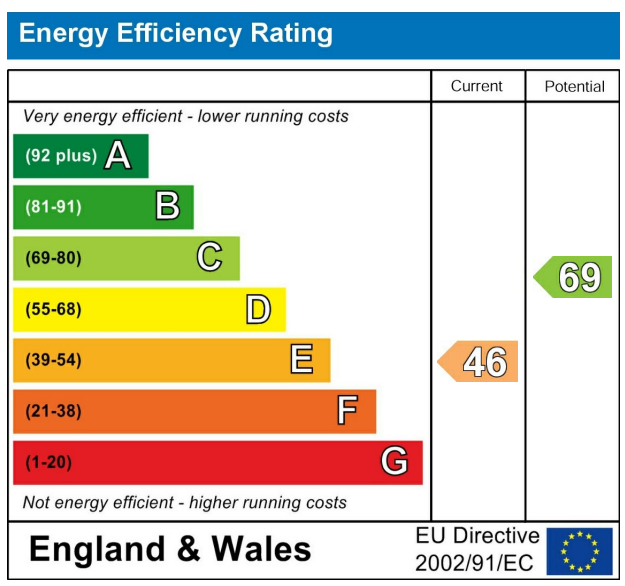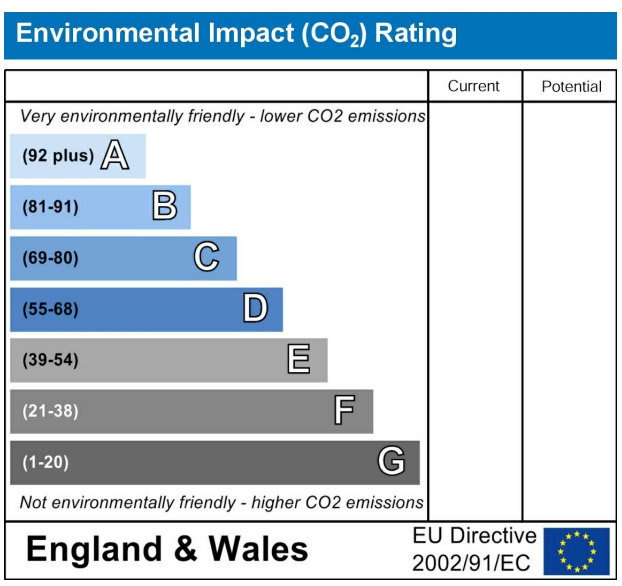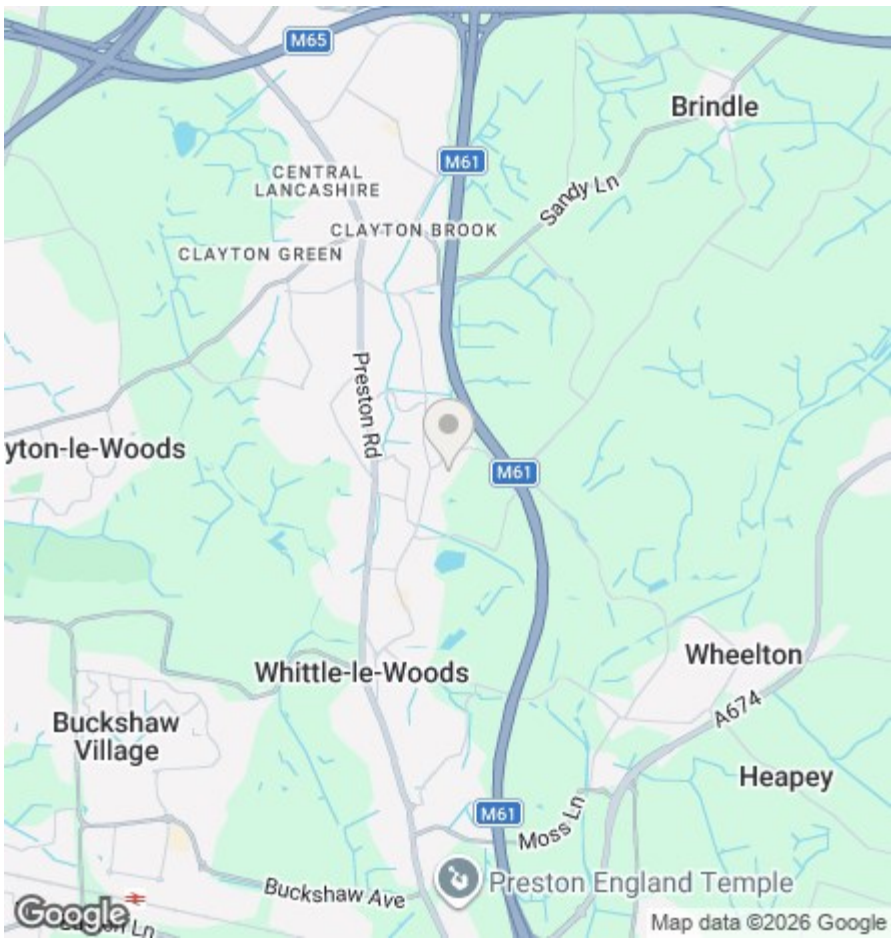
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.