BEN ROSE




**Town Lane, Whittle-Le-Woods, Chorley** **Offers Over £499,995**

Ben Rose Estate Agents are pleased to present to market this lovely five-bedroom detached property situated in a beautiful part of the Lancashire countryside. Nestled in the sought-after village of Whittle-Le-Woods, this home offers generous indoor and outdoor space, making it an ideal family home with potential for extension. While the property requires some modernisation, its location is perfect, with local amenities such as shops, cafes, and schools within easy reach. Excellent travel links are available via local bus routes and the nearby M6 and M61 motorways, providing convenient access to surrounding areas.

Upon entering the home, you are welcomed by a spacious reception hall that sets the tone for the rest of the ground floor. The ground floor features a versatile games room and a spacious, drop-down lounge with a feature fireplace, offering views to the rear. This inviting lounge seamlessly connects to the family dining room, creating a perfect space for entertaining. The sizeable kitchen boasts integrated appliances and a central breakfast bar, ideal for casual dining. Adjacent to the kitchen is a utility room that provides access to a downstairs WC and internal access to the garage, with the potential for conversion to further enhance the living space.

Ascending to the first floor, you are greeted by a gallery landing that leads to five generously sized bedrooms. The master bedroom benefits from a fitted wardrobe and a three-piece en-suite, offering a private retreat. The additional bedrooms are well-proportioned, providing ample space for family members or guests. A four-piece family bathroom completes the first floor, ensuring convenience and comfort for all residents.

Externally, the front driveway can accommodate up to three cars and leads to an integrated garage as well as a second detached garage, offering plenty of parking and storage options. The rear of the home features a large garden space with open aspect views, perfect for enjoying the outdoors. Multiple patio areas overlook the garden, leading down to two well-maintained lawns and a charming stream at the bottom of the garden, creating a serene and picturesque setting.

Overall, this property offers a wonderful opportunity for those looking to create their dream family home in a desirable location, with ample space and potential for further development.





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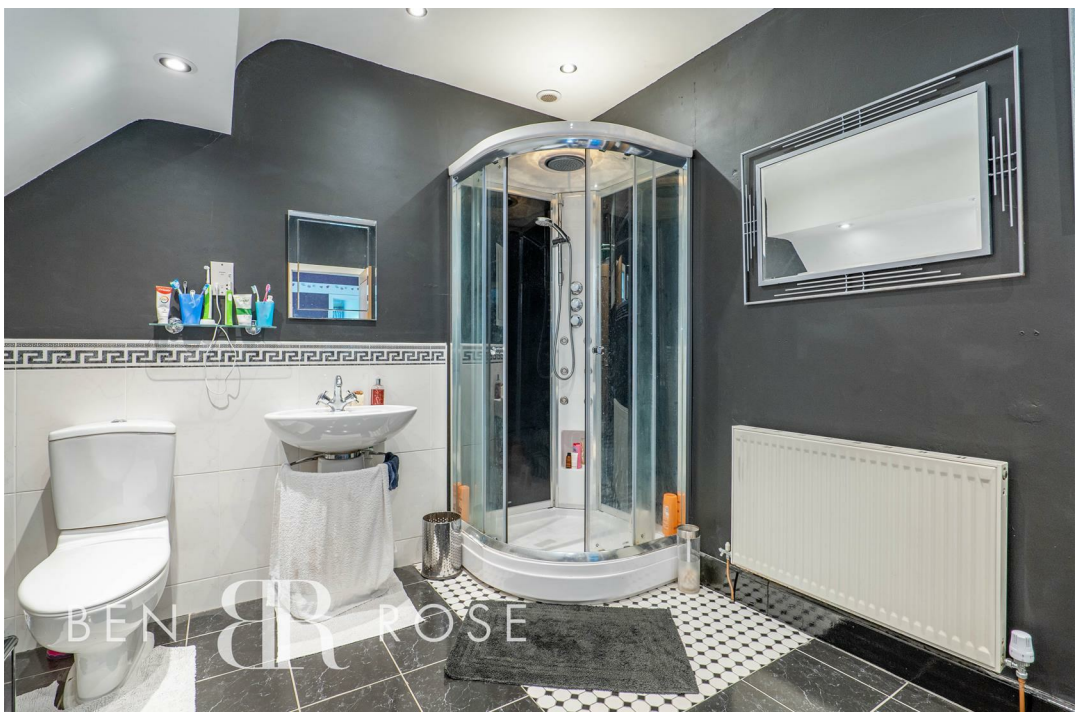
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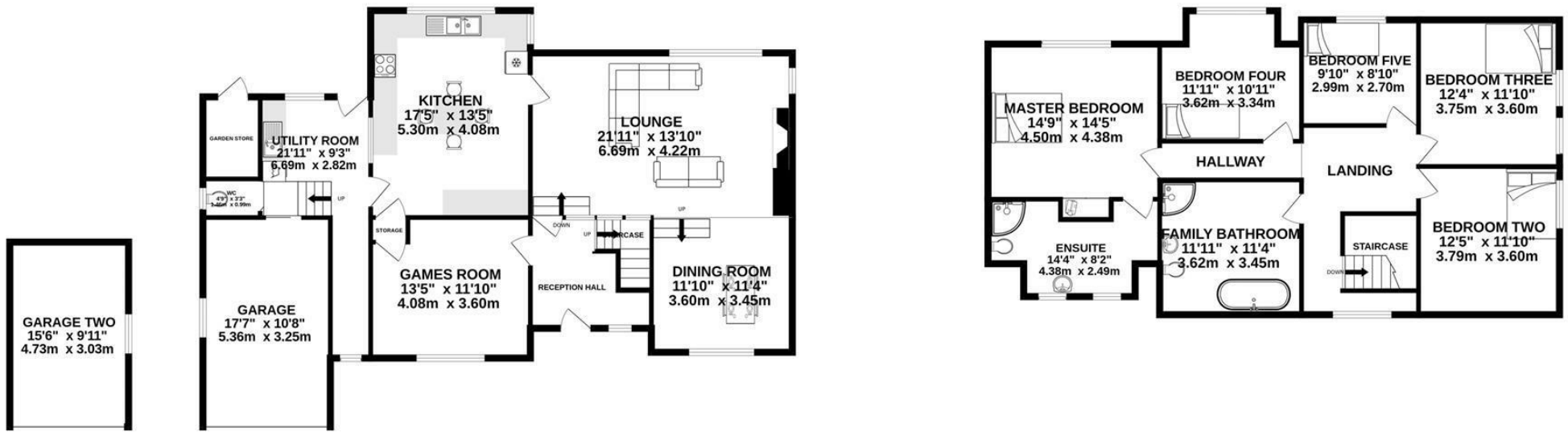


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GROUND FLOOR
1435 sq.ft. (133.4 sq.m.) approx.

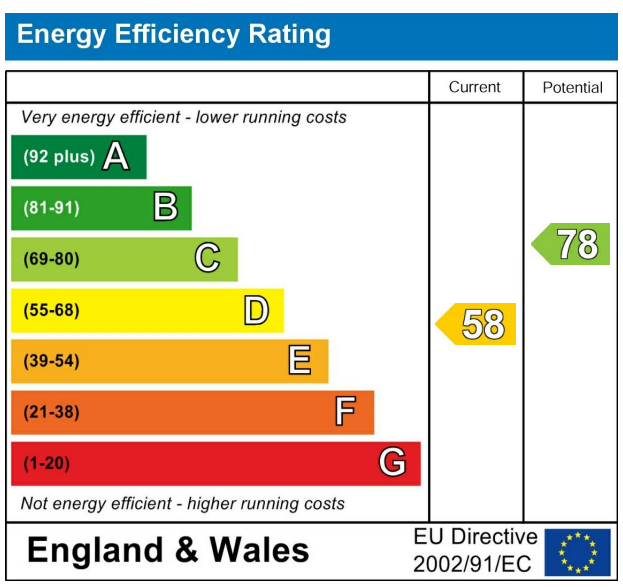
1ST FLOOR
1118 sq.ft. (103.9 sq.m.) approx.

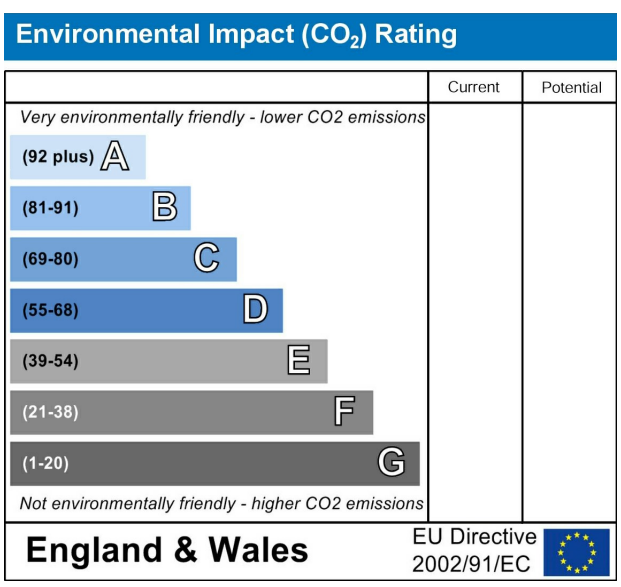



TOTAL FLOOR AREA : 2553 sq.ft. (237.2 sq.m.) approx.

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.







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