



## Shaw Brow, Whittle-Le-Woods, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom end terrace home, situated in the highly sought-after and picturesque village of Whittle-Le-Woods, Lancashire. This modern family residence offers spacious living across two floors and has been thoughtfully designed to combine comfort, practicality, and style. Ideally located close to both Chorley and Wheelton, the home enjoys easy access to a wide range of local amenities including village shops, supermarkets, traditional pubs, and reputable schools. The area is also perfect for those who love the outdoors, with Cuerden Valley Park and local countryside walks just a short distance away. For commuters, Buckshaw Parkway station provides direct rail links to Preston and Manchester, while the nearby M61, M65, and M6 motorways offer seamless connections to the wider North West.

Stepping inside, the home opens to a welcoming entrance hall that sets the tone for the rest of the property. The spacious lounge and dining area spans the full width of the house and benefits from a double aspect design, filling the space with natural light. French doors open out to the garden, creating a wonderful flow between indoor and outdoor living—ideal for entertaining family and friends. The modern fitted kitchen offers a contemporary finish, ample storage, and sleek worktops, making it both functional and stylish.

To the first floor, you'll find three well-proportioned bedrooms. The master bedroom provides a peaceful retreat, featuring its own ensuite shower room and a dedicated dressing area—a luxurious touch for everyday living. The second bedroom is a generous double, while the third bedroom serves perfectly as a child's room, home office, or guest space. A modern family bathroom completes the upper level with a clean and bright finish.

Externally, the property offers excellent kerb appeal. The front garden is neatly paved, with a driveway providing off-road parking, access to a garage, and an electric vehicle charging point. To the rear, the landscaped garden features a split-level terraced layout, complete with a paved patio seating area, creating a beautiful and private space for outdoor relaxation.

In summary, this charming detached home perfectly combines modern comfort with a highly desirable location—ideal for families seeking a property in the heart of Whittle-Le-Woods.













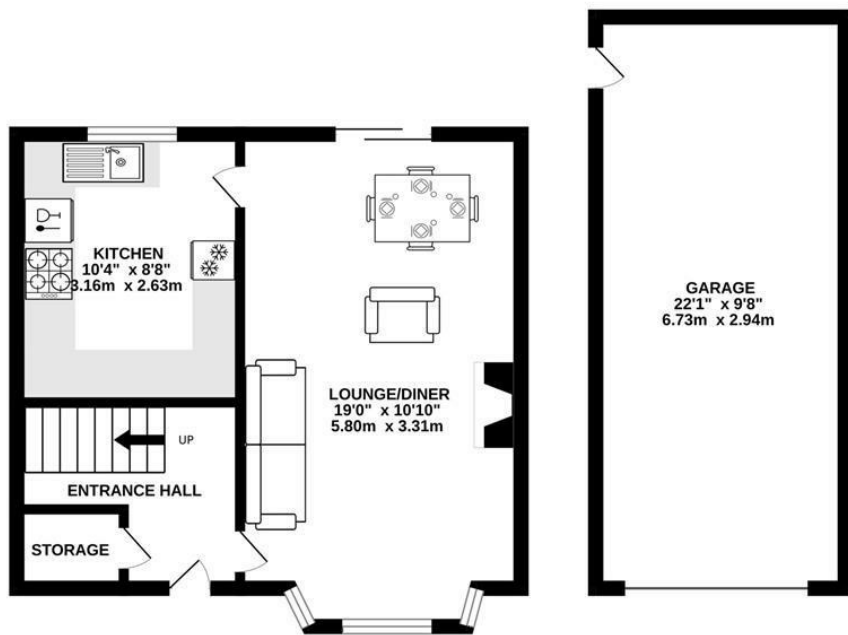




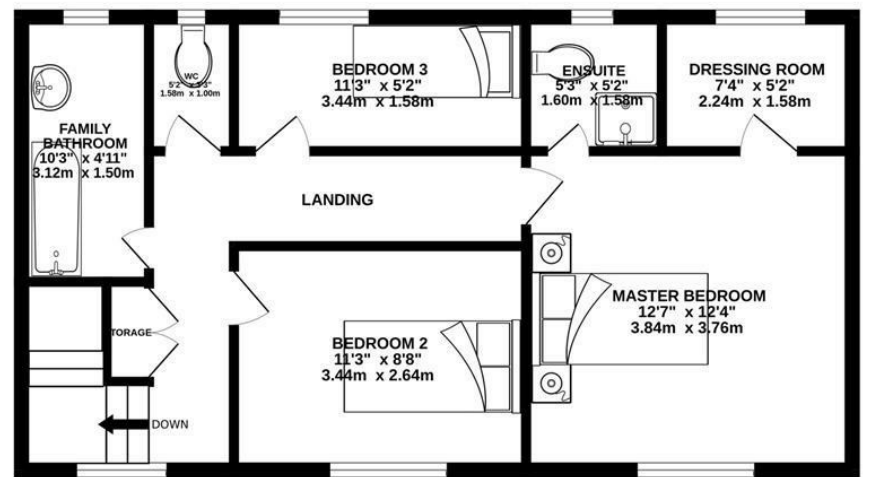




GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.

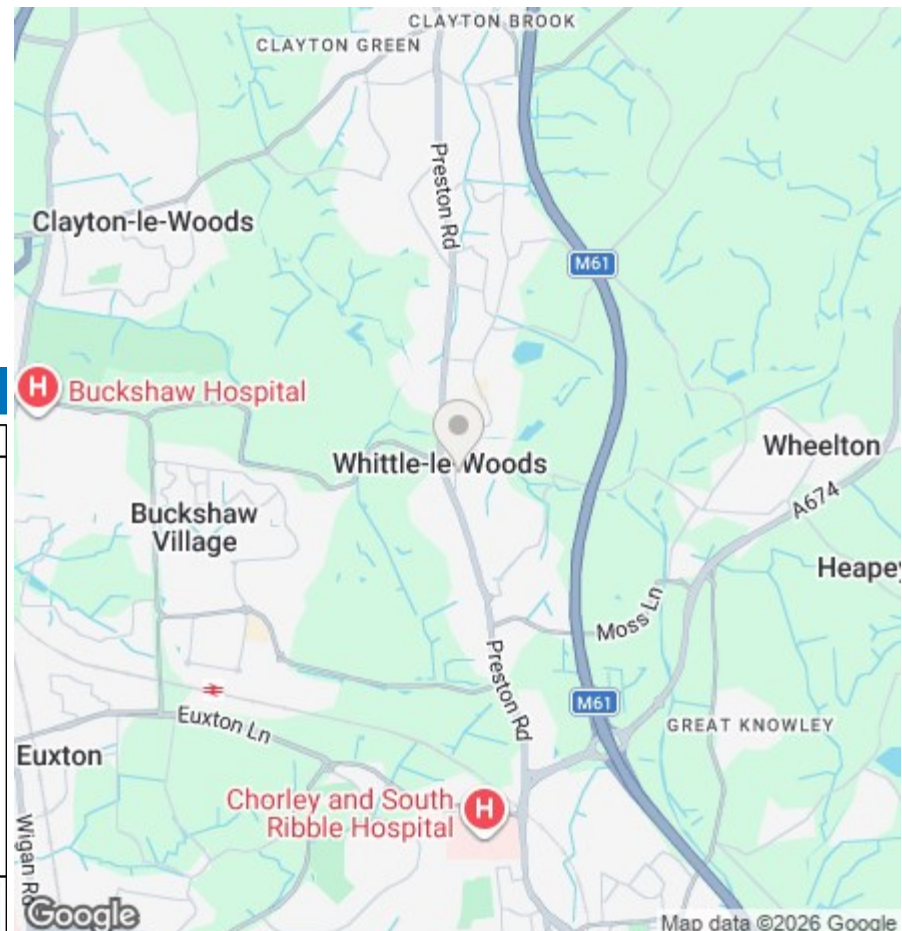


TOTAL FLOOR AREA : 1122 sq.ft. (104.2 sq.m.) approx.

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.  
Made with Metropix ©2025



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

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	54	
(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

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	