



## Olive Close, Whittle-Le-Woods, Chorley

Offers Over £209,995

Ben Rose Estate Agents are delighted to bring to market this beautifully presented mid-mews, three-bedroom home, offering an ideal opportunity for first-time buyers or small families. Nestled in a peaceful cul-de-sac in the sought-after area of Whittle-Le-Woods, this home sits in a quiet, family-friendly neighbourhood and is perfectly located for easy access to Chorley town centre, motorway links and excellent local schools.

Upon entering the property, you're welcomed by an entrance hall that leads through to a spacious and bright lounge, featuring a large front-facing window that floods the room with natural light. An elegant electric fireplace adds a cosy focal point, and from here, there is direct access to the kitchen/diner. The kitchen is fitted with integrated appliances including a hob and oven, and offers ample space for additional freestanding appliances. There's a generously sized under-stairs storage cupboard and plenty of room for a family dining table. Patio doors open out to the beautifully maintained rear garden, allowing for easy indoor-outdoor living.

Upstairs, the first floor hosts three well-proportioned bedrooms. The master bedroom benefits from integrated storage, while the remaining two rooms offer flexible space for family, guests, or a home office. The modern, tastefully finished family bathroom features a three-piece suite, and an additional storage cupboard can be found off the landing.

Externally, the property includes a garage and driveway parking for two vehicles at the front. To the rear, the home boasts a spacious, private landscaped garden with a mix of lawn, decking, and gravel, providing an ideal space for relaxing or entertaining, all while enjoying uninterrupted views of the open countryside beyond.

This home truly needs to be seen to be fully appreciated. Room dimensions for all spaces are available on the floor plan. Don't miss the opportunity to make this charming property your own.



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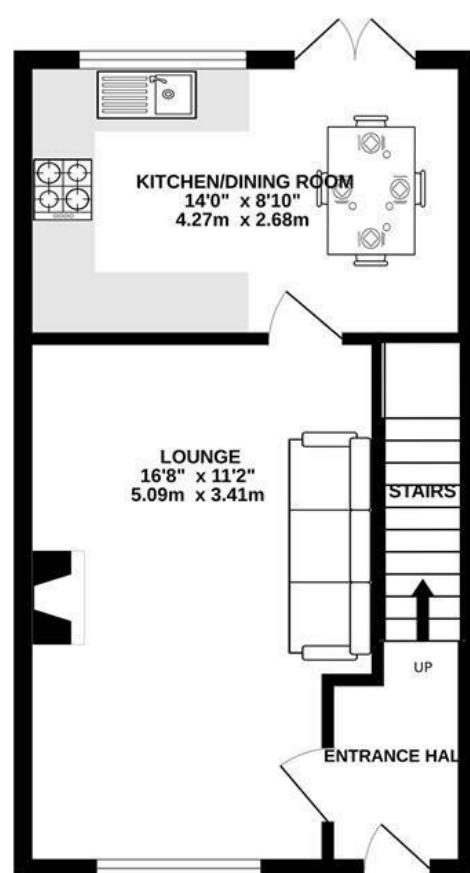
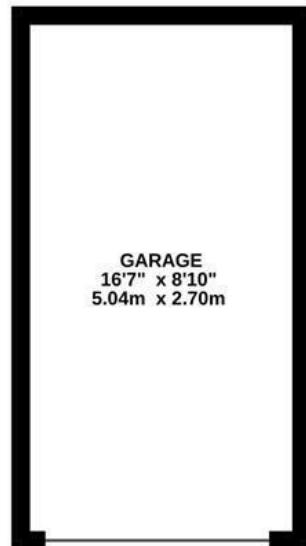
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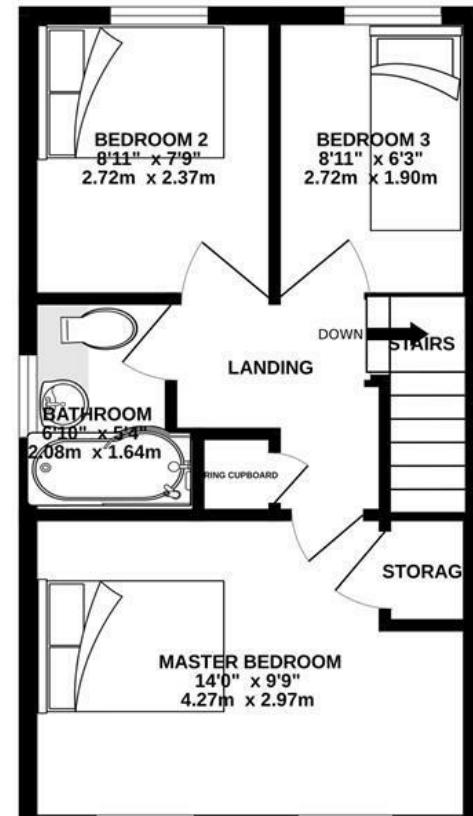


# BEN ROSE

GROUND FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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			
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		

