



Town Lane, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom terrace cottage, nestled within the highly sought-after village of Whittle-Le-Woods. Brimming with character, this beautiful home showcases a range of traditional features throughout, including exposed stonework and a cosy fireplace, creating a warm and inviting atmosphere ideal for first time buyers, couples, or investors alike. Offered with NO CHAIN, the property enjoys a peaceful countryside setting with picturesque walks right on the doorstep, whilst still benefiting from excellent local amenities. Nearby, you will find a selection of shops, pubs, and well-regarded schools, as well as convenient access to Chorley and Leyland town centres. Commuters will appreciate the superb transport links, with nearby train stations, regular bus routes, and easy access to the M61 and M6 motorways, making travel across the region simple and efficient.

Upon entering the home, you are welcomed by a vestibule that leads into a spacious and characterful front lounge, featuring a beautiful fireplace and an exposed stone feature wall that acts as a stunning focal point. Moving through, you will find a separate dining room which offers ample space for entertaining and also houses the wooden staircase leading to the first floor. To the rear, the kitchen provides a practical layout with access through to a useful utility room, which in turn offers direct access out to the garden—perfect for everyday convenience.

To the first floor, the property continues to impress with two well-proportioned bedrooms, both of which benefit from lovely open views, enhancing the cottage's tranquil feel. The accommodation is completed by a three-piece family bathroom, fitted with a bath and overhead shower, offering both comfort and functionality.

Externally, the property benefits from on-road parking available to the front. To the rear, you will find a truly delightful garden, fully enclosed by a striking stone wall that adds both privacy and character. The garden provides plenty of space for outdoor seating and entertaining, along with the added bonus of a traditional stone outbuilding for storage or potential further use.

This wonderful cottage seamlessly blends rustic charm with everyday practicality, making it an excellent opportunity for those looking to enjoy village life with modern convenience.













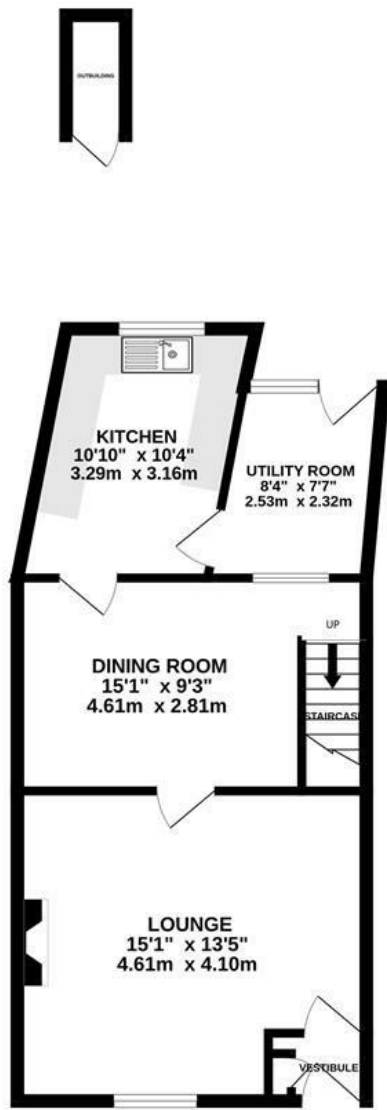








GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



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



TOTAL FLOOR AREA: 852 sq.ft. (79.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(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	

