



## **Oakmere Avenue, Withnell, Chorley**

**Offers Over £239,995**

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom semi-detached property, set in a highly desirable location in Withnell. Nestled on a quiet lane, the home enjoys beautiful open views of the surrounding countryside to the front, creating a peaceful and picturesque setting. The property is ideally positioned within easy reach of a range of local amenities, including charming cafés, schools, and leisure facilities. There are also two fishing lodges and Withnell Fold Cricket Club within walking distance, while the Withnell Nature Trail sits right on the doorstep, offering scenic walking routes and canal paths. Centrally located between Bolton, Blackburn, Chorley and Preston, the home also benefits from convenient motorway access.

Stepping into the property through the welcoming porch, you are led directly into the spacious lounge. The lounge features a charming central log burner, along with a beautiful bay window overlooking the front aspect, allowing plenty of natural light to fill the room. From here, you move through to the dining room, which offers ample space for a large family dining table. An open staircase leads to the upper level, and the space flows seamlessly into the kitchen in a semi open-plan layout. The generously sized kitchen offers ample storage and space for integrated appliances, centred around a convenient island/breakfast bar. A single door from here provides access to the side of the property.

To the first floor, you will find two well-proportioned double bedrooms, along with a modern three-piece family bathroom featuring an over-the-bath shower.

Externally, to the front of the property is a pleasant garden with a stone patio, alongside a private gravel driveway providing off-road parking for two vehicles, with an additional parking space directly in front of the property.

To the rear is a secluded, low-maintenance, south-facing garden, featuring a flagged patio and a charming garden room. Currently utilised as a craft space, the garden room offers versatile potential for a variety of uses.

Early viewing is highly recommended to fully appreciate the location and quality of this lovely home.









































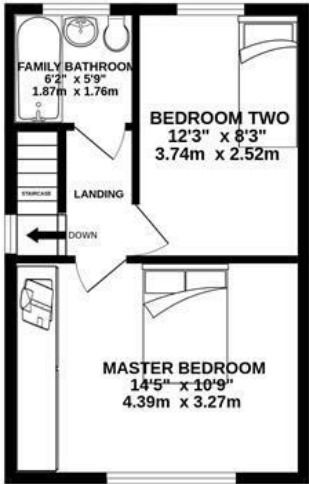


# BEN ROSE

GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 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                                 | <div>58</div> | <div>82</div>                                                                                                  |
| (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<br>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 |

