



## Blackburn Road, Whittle-Le-Woods, Chorley

Offers Over £289,995

Ben Rose Estate Agents are delighted to present this charming, traditional two-bedroom stone-built cottage to the market, offered with no onward chain and located in the ever-popular area of Whittle-Le-Woods, Chorley. Ideally positioned on Blackburn Road, the property enjoys excellent access to a range of local amenities, superb travel links, and beautiful countryside surroundings, making it a perfect blend of convenience and rural charm.

Upon entering the home, you step into a welcoming lounge area which seamlessly flows into the open-plan dining space. This inviting room features a log-burning fire that adds warmth and character, complemented by a front-facing window that allows in plenty of natural light. The open staircase enhances the sense of space, while the layout comfortably accommodates a large sofa set and dining table, creating a cosy and functional setting for relaxing or entertaining.

Continuing through, you arrive at the delightful kitchen, which is both generous in size and full of character. Fitted with ample wall and base units, it offers practical built-in storage, including a pantry cupboard, and benefits from two rear-facing windows that fill the space with sunlight throughout the day. The kitchen is modern yet retains its cottage charm, complete with another log burner and enough space for a small sofa or breakfast bar, making it a welcoming hub of the home. From here, there is direct access to the rear garden.

On the first floor, there are two well-proportioned bedrooms. The master is a spacious double, while the second bedroom is currently set up as a walk-in wardrobe or dressing room, demonstrating versatile use of the space. The modern, large four-piece family bathroom on this floor includes a corner shower and separate bathtub, offering both practicality and comfort. A charming spiral staircase leads up to the converted loft room, which is a good-sized, versatile space currently used as an additional sitting area but could easily serve as a third bedroom with planning permission. A skylight adds natural light and enhances the airy feel of the room.

The rear garden enjoys a generous south-east facing aspect and has been landscaped for low maintenance. It features a fire pit, pergola, stone and patio areas, as well as external electricity and a warm water tap—ideal for outdoor entertaining or simple everyday convenience. Beyond the garden, gated access leads to a substantial detached oversized single garage, currently used as a home gym, which benefits from electricity. There are also two additional private parking spaces located at the rear of the property.

At the front, the home is set back with gated access to a neat, low-maintenance yard. The surrounding area offers immediate access to woodland behind the property, perfect for dog walking or peaceful strolls.

This character-filled home also benefits from a new roof replaced in spring 2024, and in 2022, all of UPVC windows were replaced throughout the property, with the back UPVC door being fitted in 2021 and the whole house was re-pointed using traditional lime mortar in 2022, enhancing both the aesthetic and energy efficiency of the property. This is a rare opportunity to acquire a beautiful and well-maintained cottage in a highly desirable location, ready to move into with no onward chain.



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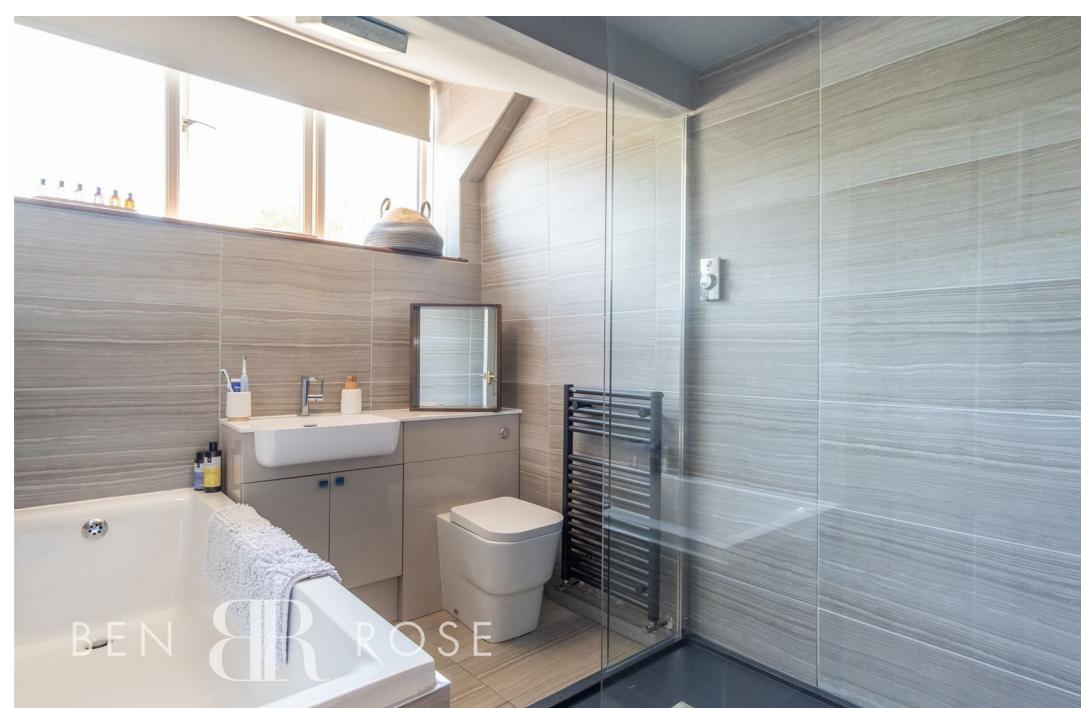
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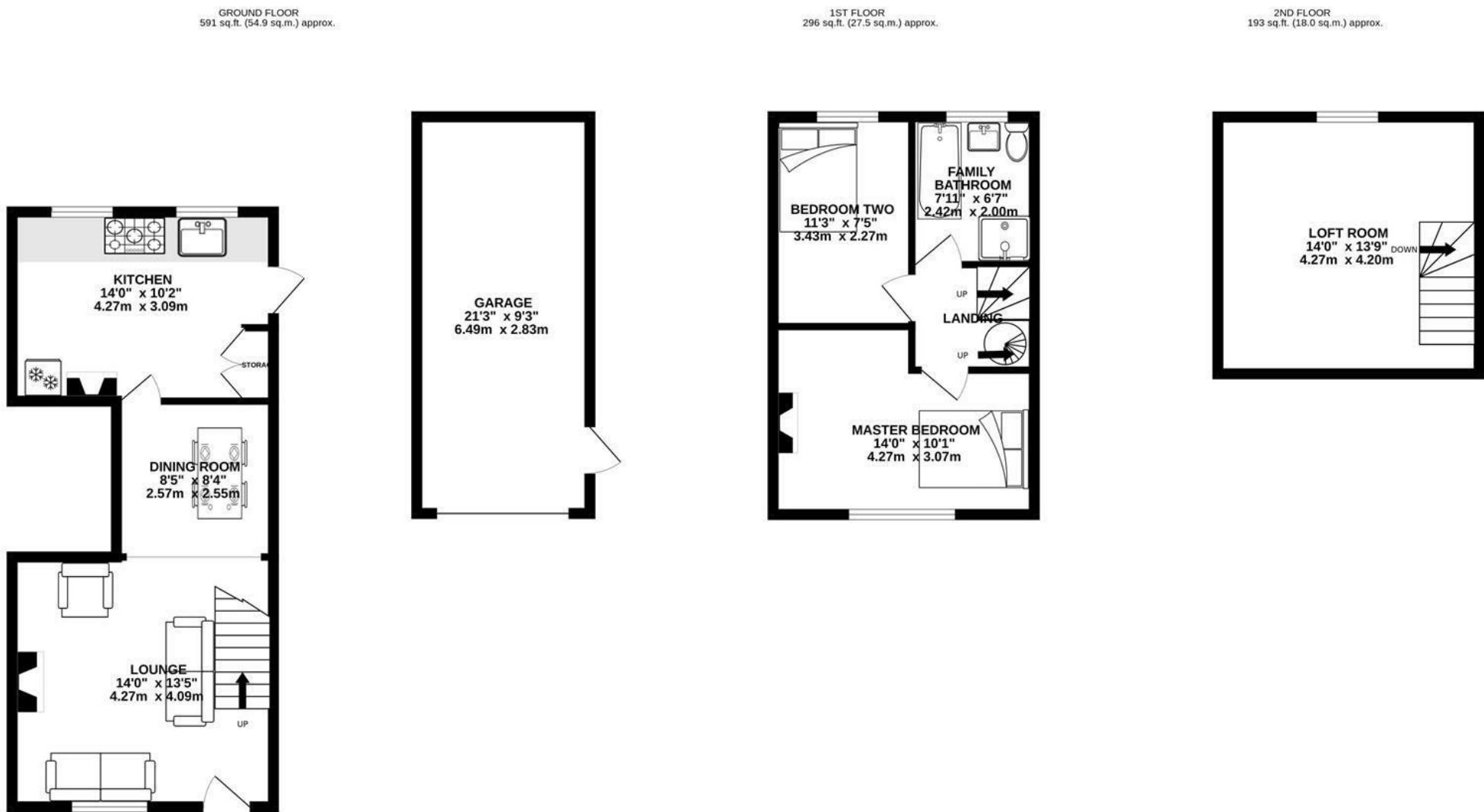
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TOTAL FLOOR AREA : 1080 sq.ft. (100.3 sq.m.) approx.

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		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(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	

