



## Mount Pleasant, Withnell, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this beautifully decorated, characterful mid terrace cottage, offering a charming blend of traditional features and modern finishes throughout. Situated in the sought-after village of Withnell, Lancashire, the property enjoys a semi-rural feel with countryside walks close by, while remaining well connected for commuters. Darwen and Blackburn are both easily accessible, with Darwen town centre providing a wide range of shops, bars, restaurants, pubs and well-regarded schools. Excellent transport links are available via the M65 and M61 motorways, making this an ideal home for families and couples alike.

Stepping through the front door, you are welcomed into a spacious lounge/dining room that immediately sets the tone for the home. This inviting space benefits from attractive wooden flooring and a feature wood burner, creating a warm and cosy atmosphere ideal for both relaxing evenings and entertaining. To the rear, the newly fitted modern kitchen is thoughtfully designed with sleek cabinetry, an induction hob and a built-in fridge freezer, while offering direct access out to the rear garden.

Ascending to the first floor, the property continues to impress with two generously sized double bedrooms. The large master bedroom provides ample space for bedroom furniture, while bedroom two is also a well-proportioned double, perfect for guests, children or a home office. Completing this floor is the stylish four-piece family bathroom, featuring a walk-in shower and contemporary fittings.

Externally, the property benefits from convenient on-street parking to the front. To the rear is a well-presented garden arranged over two raised levels, with a slate seating area leading via a pathway to a further paved patio at the bottom of the garden. This delightful outdoor space provides an ideal setting for outdoor dining and relaxation, perfectly complementing this charming and well-located cottage.













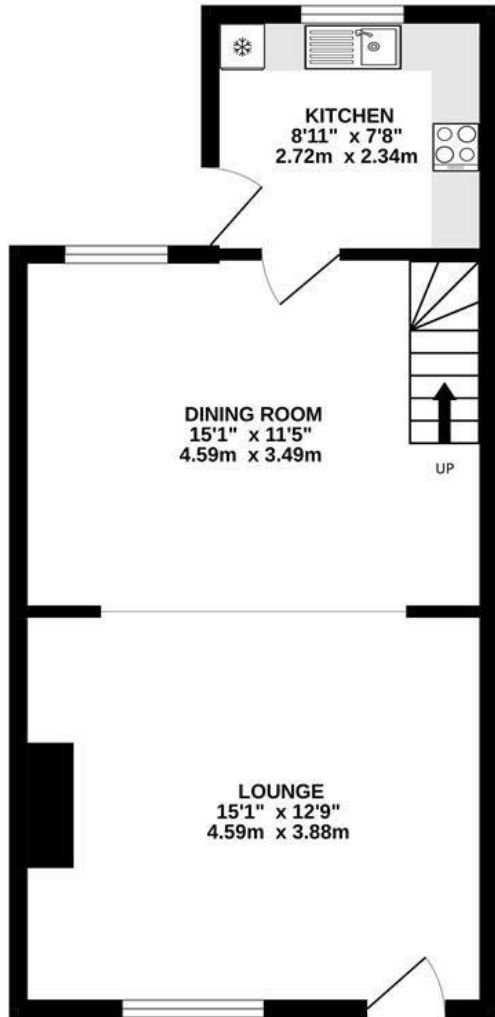




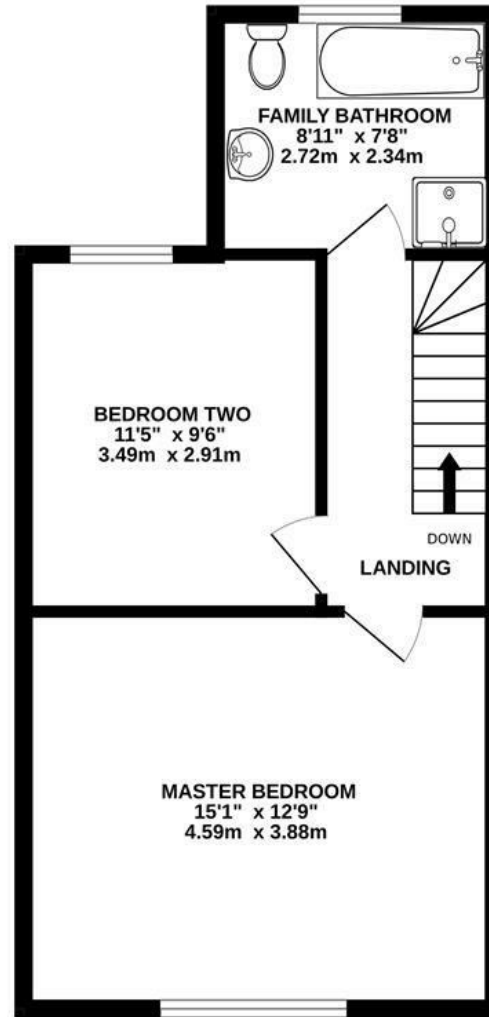




GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.

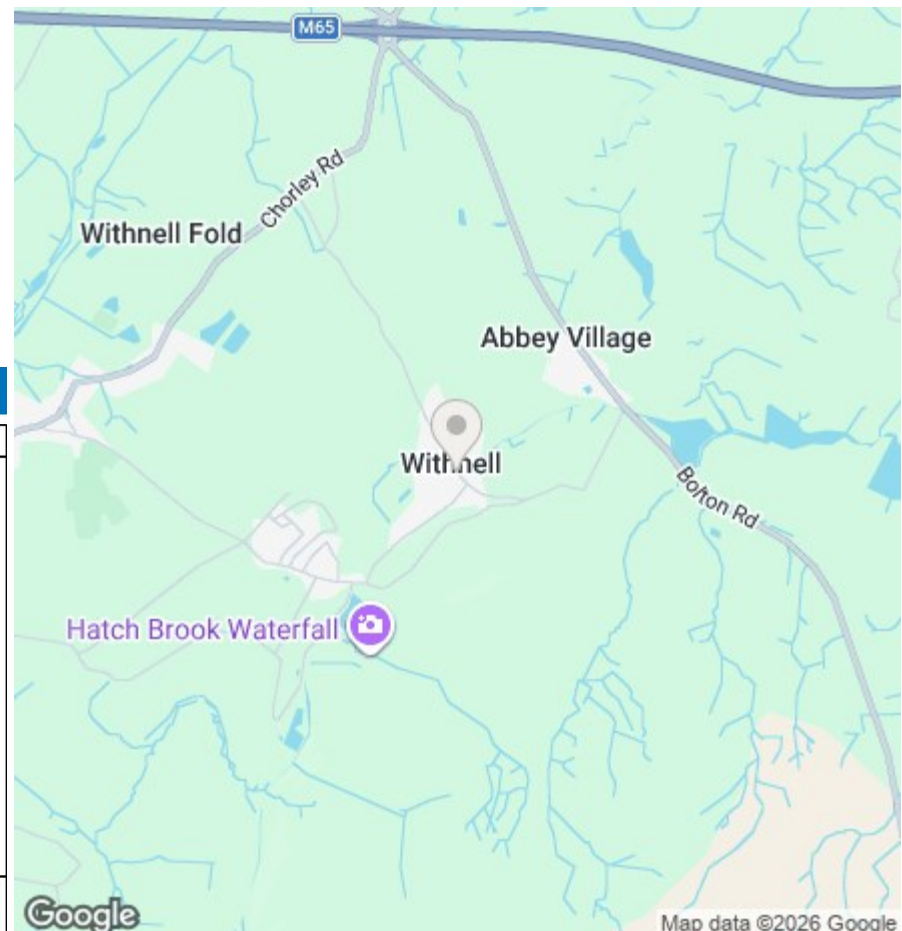


TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	