



## **Preston Road, Whittle-Le-Woods, Chorley**

**Offers Over £189,995**

Ben Rose Estate Agents are pleased to present to market this charming two bedroom mid terrace cottage, ideally suited to first time buyers and offered with the benefit of NO ONWARD CHAIN. This attractive home blends traditional character with practical living, creating a warm and inviting atmosphere throughout. Situated in the highly sought-after village of Whittle-Le-Woods, the property enjoys a semi-rural feel while remaining well connected. Excellent local amenities are close by, including shops, cafés and popular countryside walks, with Leyland and Chorley town centres just a short drive away. For commuters, there are convenient bus links, nearby train stations in Leyland and Chorley, and easy access to the M6 and M61 motorways, making this an ideal location for those needing to travel further afield.

Entering the property, the front door opens directly into a spacious and welcoming lounge, where a stunning traditional fireplace with a log burner takes centre stage, providing both character and comfort. The open staircase rises to the first floor and features useful storage beneath, maximising the space on offer. To the rear, the property opens into a kitchen/diner, offering ample room for everyday cooking and dining, with direct access out to the rear of the home—perfect for both practicality and entertaining.

The first floor hosts two well-proportioned bedrooms, each thoughtfully laid out. The master bedroom benefits from its own en-suite shower room, adding a touch of convenience, while the second bedroom features fitted wardrobes, making excellent use of the space. Completing this level is a three-piece family bathroom, fitted with an over-the-bath shower, ideal for both quick morning routines and relaxing evening baths.

Externally, the property offers parking to the front for one vehicle. To the rear, there is an outdoor space that provides easy access from the rear, directly into the kitchen.

Combining traditional features, a desirable village location and excellent transport links, this delightful cottage presents a fantastic opportunity for first time buyers looking to step onto the property ladder in a well-connected yet peaceful setting.





















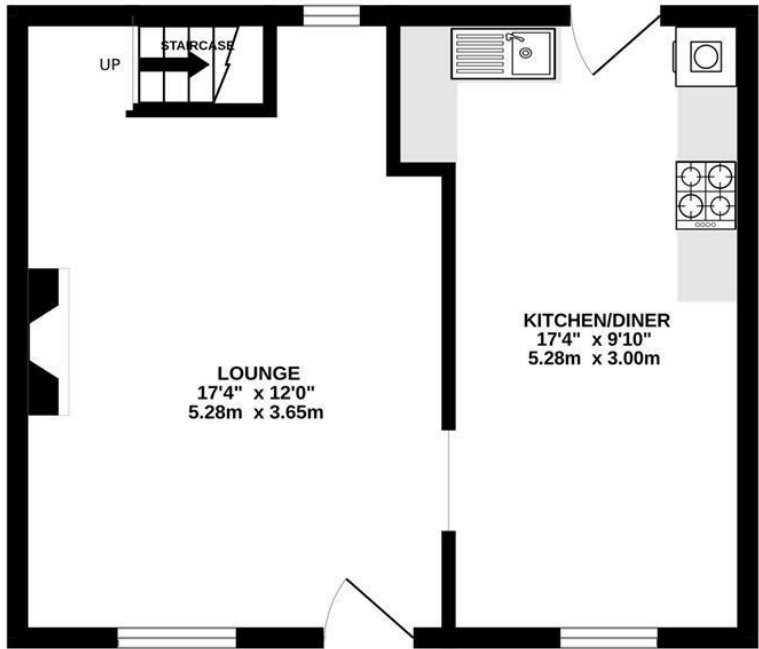




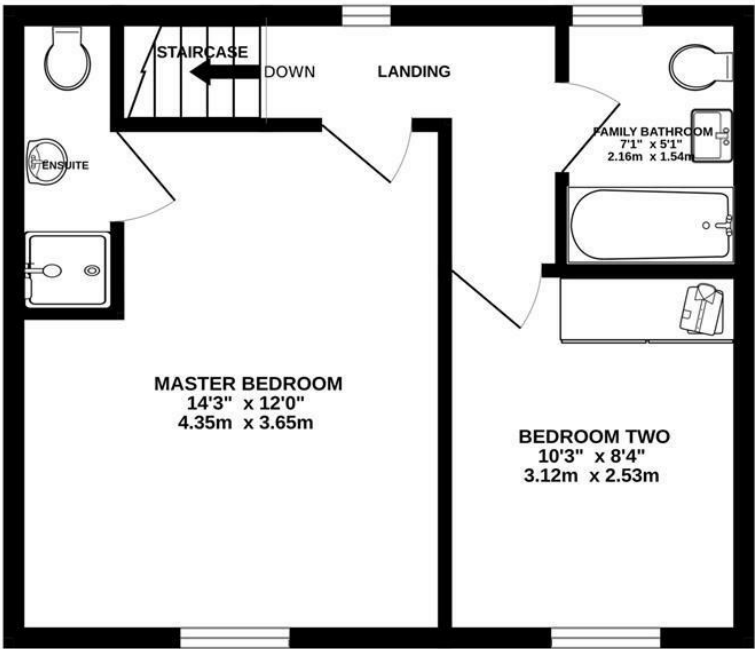


BEN ROSE

GROUND FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 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) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	
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		

