



Chorley Road, Withnell, Chorley

Offers Over £189,995

Ben Rose Estate Agents are pleased to present to market this charming and beautifully presented two-bedroom mid-terrace cottage, located in the highly sought-after village of Withnell. Bursting with character and modern comfort, this delightful home is ideal for couples, small families or those seeking a peaceful countryside setting. The property is conveniently positioned close to a variety of amenities, including local shops, pubs, restaurants and schools, as well as being within easy reach of Darwen and Blackburn. The area benefits from stunning rural walks and nature spots, making it perfect for outdoor enthusiasts. Excellent travel connections are nearby, with the M65 and M61 motorway networks offering easy access to surrounding towns and cities.

Entering the home, you are welcomed into a beautifully decorated spacious lounge, featuring a stylish wood burner set within a character fireplace, creating a warm and inviting atmosphere. To the rear, an open plan kitchen/dining room showcases original beams and provides a welcoming social hub ideal for everyday dining or entertaining. A rear door offers direct access to the outside space, while the staircase leads to the first floor.

To the upper level, the generous master bedroom benefits from a newly fitted bay window, allowing natural light to flood the space. The modern family shower room sits adjacent. Bedroom two is also a comfortable double and enjoys a feature stone wall and exposed beams, enhancing the cottage charm.

Externally, the home features a small gated front garden and to the rear, a paved yard that leads to an additional private garden with mature shrubs, plants, trees, shed and parking for two cars.

This character-filled cottage offers both comfort and convenience—an ideal home ready to move into and enjoy.















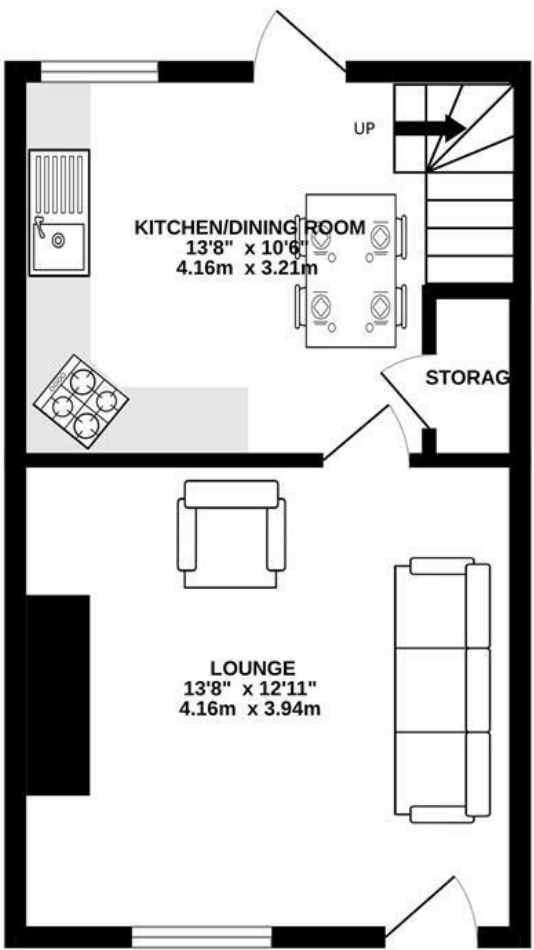




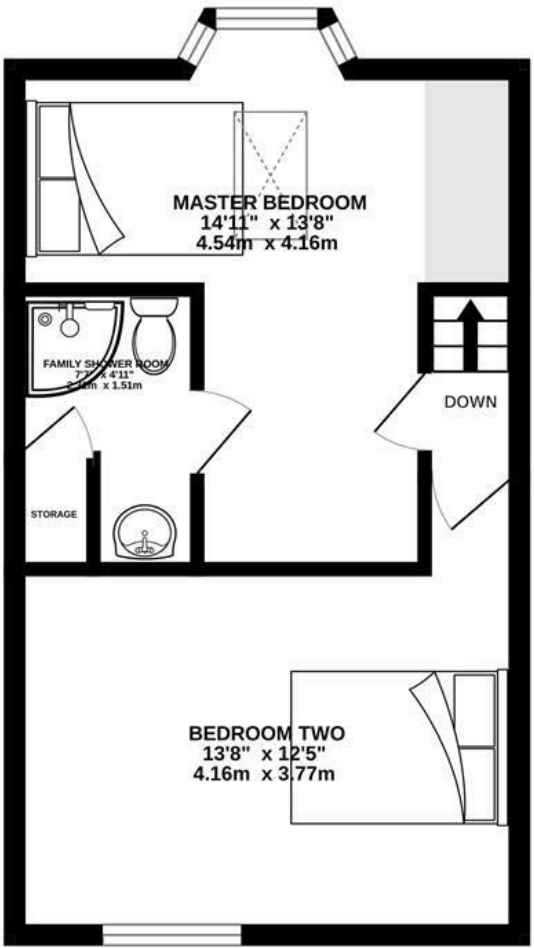


BEN ROSE

GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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		100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(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		
(81-91) 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	

