



The Ridings, Whittle-Le-Woods, Chorley

Offers Over £474,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached property, located in the highly desirable village of Whittle-Le-Woods. Perfectly suited for growing families, this spacious home offers versatile living accommodation set within a generous plot. The property enjoys an enviable position close to Chorley and Wheelton, with excellent transport links including Buckshaw Parkway station offering direct rail services to Manchester and Preston, while the M61, M65 and M6 motorways are just a short drive away. Residents also benefit from local amenities such as shops, supermarkets, schools, traditional pubs, and the nearby Cuerden Valley Park, ideal for countryside walks and family days out.

Stepping into the home, you are welcomed by a bright entrance hall that immediately sets the tone for the space on offer. To the front lies a dedicated study, perfect for home working. The full-width lounge is a wonderfully light and airy space, with French doors opening directly onto the rear garden. Adjacent is the formal dining room, also with French doors, making this an excellent entertaining area. The heart of the home is the modern fitted kitchen, complete with built-in appliances and ample workspace. A separate utility room offers further storage and laundry facilities, while a convenient WC completes the ground floor.

To the first floor, the property continues to impress with four generously sized bedrooms. The master benefits from fitted wardrobes and a private en-suite shower room, while bedrooms two, three and four are all comfortable doubles, offering flexibility for family living, guest rooms, or additional office space. A well-appointed family bathroom serves the remaining bedrooms.

Externally, the home is equally appealing. To the front is a small landscaped lawn with planted borders, alongside a driveway with space for two to three vehicles leading to a detached double garage. The rear garden is both private and beautifully maintained, featuring a patio seating area, a neatly kept lawn, and a selection of mature plants and shrubs that provide colour throughout the seasons.

In summary, this is a superb family home that combines generous interiors with attractive outdoor space, all in a highly sought-after location. Early viewing is strongly recommended.

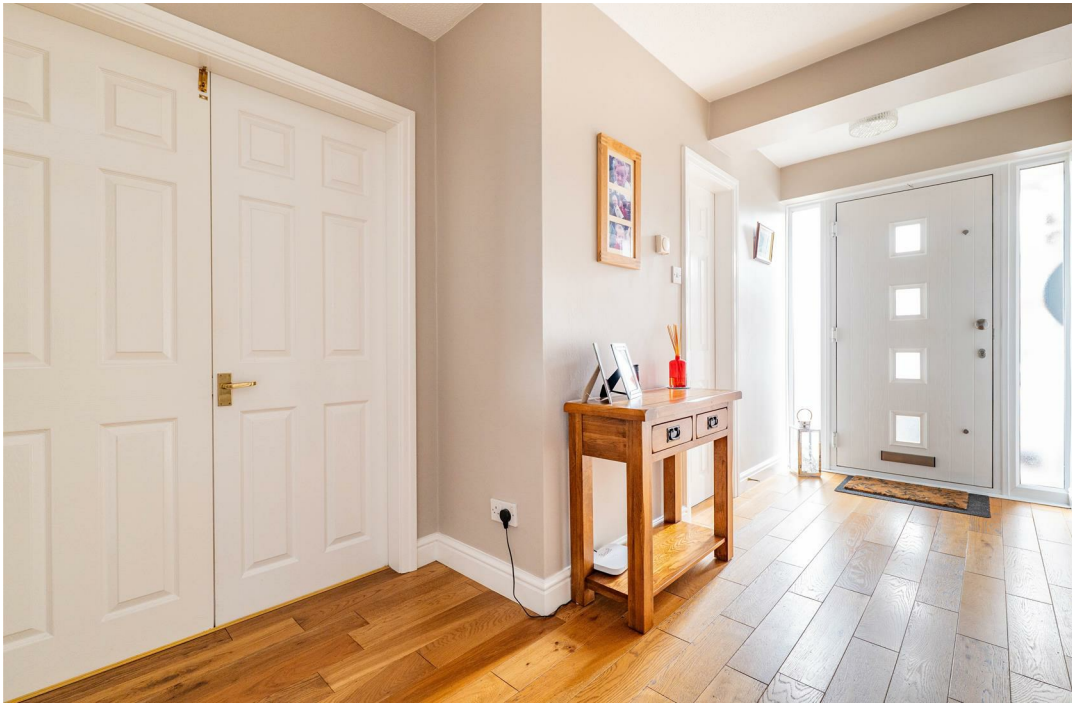
















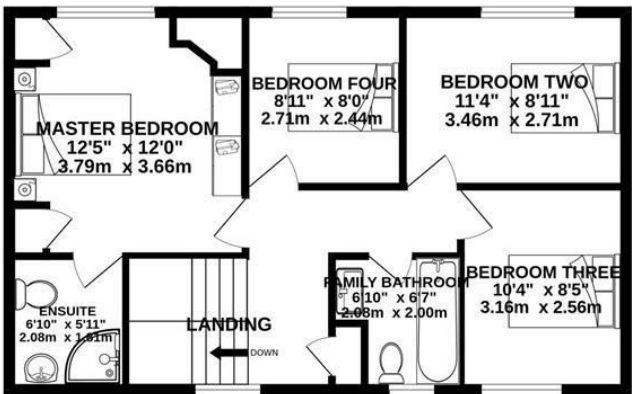
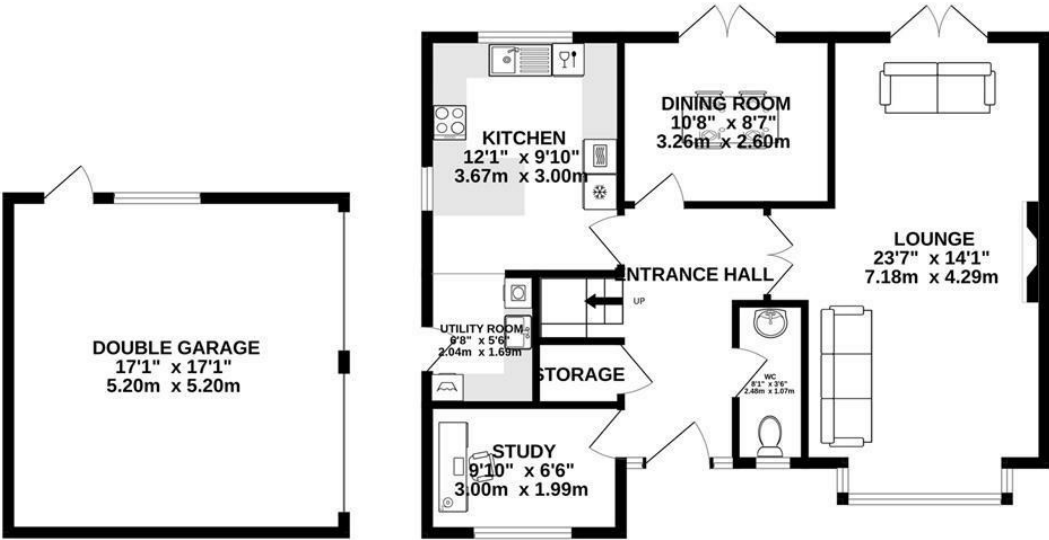




BEN ROSE

GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.

1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1623 sq.ft. (150.8 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
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	

