



Preston Road, Whittle-Le-Woods, Chorley

Offers Over £349,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, situated in the highly sought-after village of Whittle-Le-Woods on a circa 0.4 acre plot. Offering deceptively spacious accommodation arranged over two levels, this fantastic family home effortlessly combines character, practicality and modern open-plan living. One of the standout features is the impressive lower ground floor kitchen/family room, designed with entertaining and day-to-day family life in mind, alongside a sizeable rear garden complete with a versatile studio space. Whittle-Le-Woods remains a firm favourite with families thanks to its excellent local amenities, highly regarded schools and abundance of nearby countryside walks. The property benefits from convenient access to nearby bus routes, whilst both Buckshaw Parkway and Chorley train stations provide direct rail links to Manchester, Preston and beyond. The M61, M6 and M65 motorways are all within easy reach, making commuting straightforward, while nearby Chorley and Preston offer an extensive range of shopping, leisure and dining facilities.

Stepping through the front door, you are welcomed into a vestibule which opens into the main hallway. Positioned to the front of the home is a spacious lounge, beautifully enhanced by a striking bow window that fills the room with natural light, whilst a feature fireplace creates a warm and inviting focal point. Also located on this level are all three bedrooms, making this an ideal layout for families seeking flexibility. The generous principal bedroom and bedroom three both enjoy direct access onto the stunning rear sun terrace, creating a seamless connection between the interior and the garden beyond, whilst providing the perfect spot to relax and enjoy the far-reaching views. Completing this floor is the well-appointed three-piece family bathroom, fitted with an over-the-bath shower.

From the hallway, stairs descend to the exceptional lower ground floor where the home truly comes into its own. The sizeable open-plan kitchen and family room provides an impressive social hub, perfectly suited to modern family living and entertaining guests. Large bi-folding doors frame the rear aspect and open directly onto the garden, flooding the space with light and enhancing the sense of openness. The contemporary kitchen offers a range of integrated appliances alongside a substantial central island with breakfast bar seating for up to eight people, creating the ideal setting for everything from busy weekday mornings to larger family gatherings. Just off the kitchen is a practical utility room, which in turn provides access to a convenient WC.

Externally, the property continues to impress. To the front is a driveway providing parking for two vehicles, which extends down the side of the home and sweeps towards the rear, offering additional off-road parking for numerous cars. The generous rear garden has been thoughtfully arranged to provide something for everyone, featuring a substantial lawn ideal for children to play, a separate enclosed section currently used to house goats, and a productive kitchen garden for those with green fingers. A sizeable detached studio, presently utilised as an art studio, offers outstanding versatility and potential to adapt as a home office, gym, hobby room or creative workspace. Combining spacious family accommodation, exceptional entertaining spaces and a wonderful outdoor setting, this is a truly unique home that must be viewed to be fully appreciated.















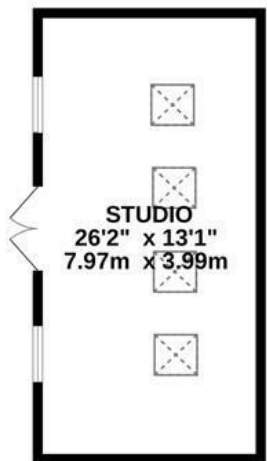
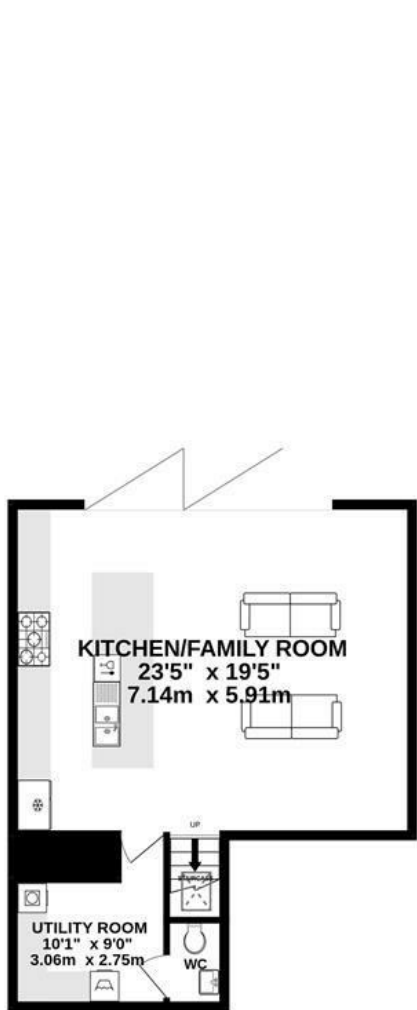




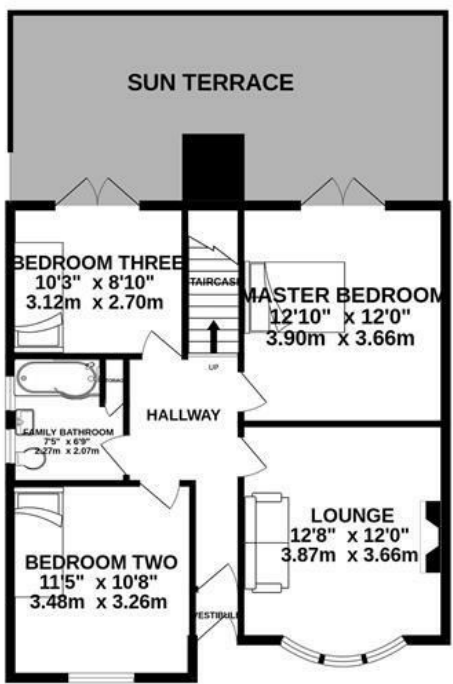


BEN ROSE

BASEMENT
906 sq.ft. (84.2 sq.m.) approx.



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1581 sq.ft. (146.9 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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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		
	71	78
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	

