



Chorley Road, Withnell, Chorley

Offers Over £339,995

Ben Rose Estate Agents are delighted to bring to market this charming period three-bedroom semi-detached cottage, nestled in the highly desirable village of Withnell. Offering breath-taking views of the surrounding countryside, this property presents an ideal opportunity for families providing an abundance of spacious and versatile living spaces throughout. Conveniently located just a short drive from Chorley town centre, it also provides easy access to Withnell Fold's excellent schools, nurseries, and a range of local amenities. The M6 and M65 motorways are within close reach, making it perfect for commuters. Early viewing is strongly recommended to avoid disappointment.

Upon entering the home, you are welcomed into a spacious reception hall, where a bespoke wooden staircase banister adds a touch of craftsmanship and warmth. French doors lead into a bright and inviting lounge, while to the front of the property, the sitting room provides a cosy retreat with ample natural light, a good-sized layout, and a characterful fireplace. This room is wonderfully versatile, lending itself to use as a snug, study, or formal living area.

The main lounge is expansive, comfortably accommodating a large sofa set and additional furnishings. Dual-aspect windows flood the space with light and offer open views, while the open fire adds to the welcoming ambience. Adjacent to this, the dining room provides further flexibility and can easily host a family dining table. There is also access to under-stair storage, ideal for keeping the space tidy and organised.

Flowing seamlessly from the lounge is the kitchen and family area, which can also be used as a kitchen/diner depending on individual needs. This space is thoughtfully designed, with integrated storage and direct access to a rear porch or utility room that opens out into the garden. The kitchen itself is both stylish and functional, offering extensive worktops, a log-burning fire for added comfort, and a large window with a breakfast bar for four, perfectly positioned to enjoy the rural views. A distinctive circular window also frames the picturesque fields beyond, adding a unique touch to this beautiful space.

Upstairs, the property features three bedrooms. Two of these are generously sized doubles, both offering ample built-in storage and benefiting from dual-aspect windows and integrated wash basins, enhancing practicality. The third bedroom is a comfortable single, equally suitable as a nursery or a home office. Completing the upper floor is a separate WC and a well-appointed four-piece family bathroom, which includes both a bath and a corner shower.

Externally, the property continues to impress. To the side, there is a substantial plot featuring a large double garage and a front and side lawn. There is ample off-road parking for eight or more vehicles. The rear of the property boasts stunning, uninterrupted countryside views, while the gated front access and mature trees and shrubs create a sense of privacy and tranquility. Period features are present throughout, contributing to the property's timeless charm. Offering spacious and adaptable living spaces, this home truly needs to be seen to be fully appreciated.



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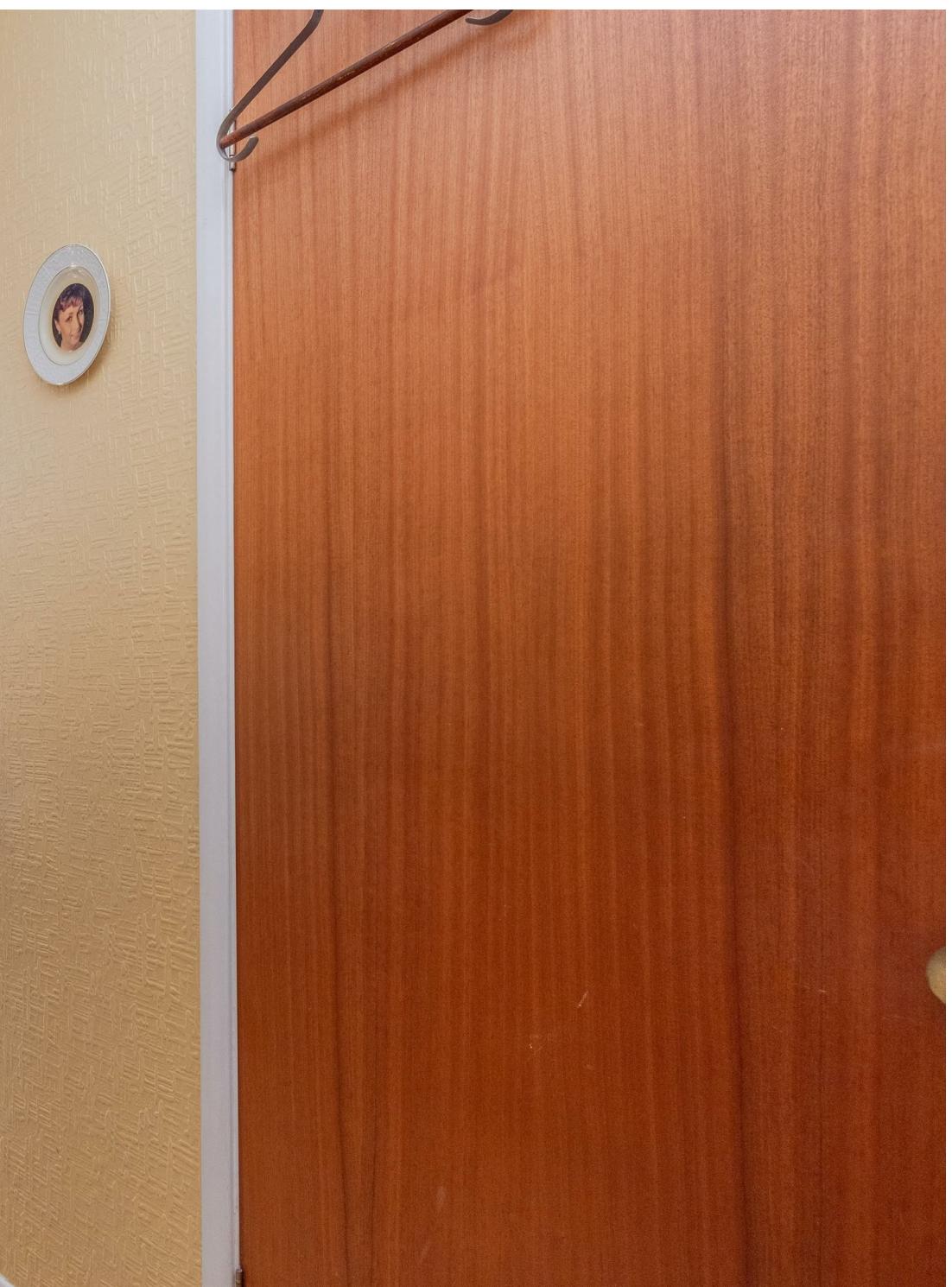
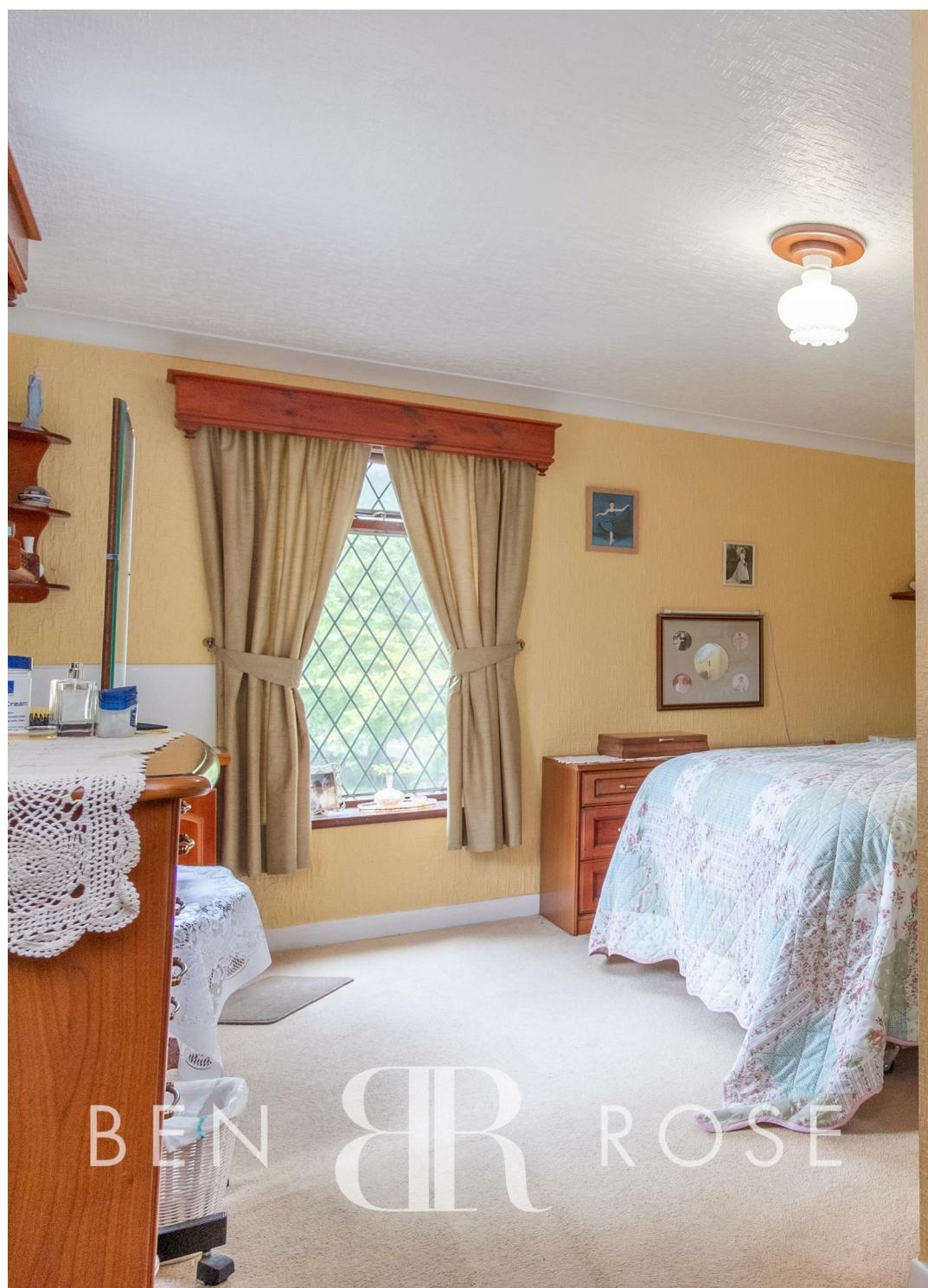


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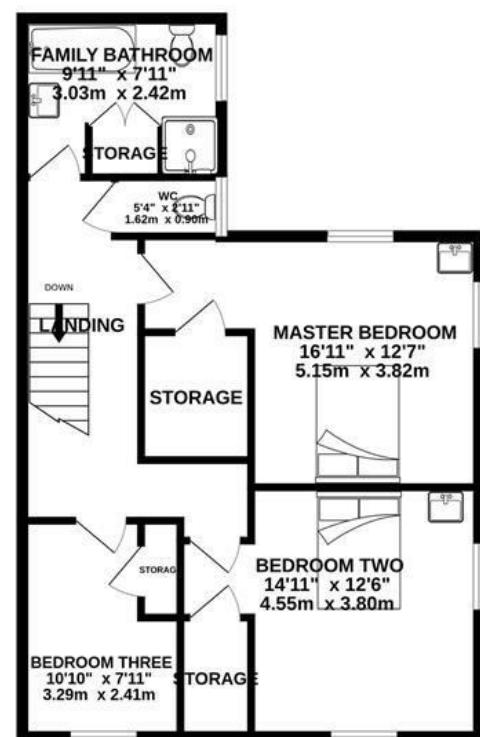
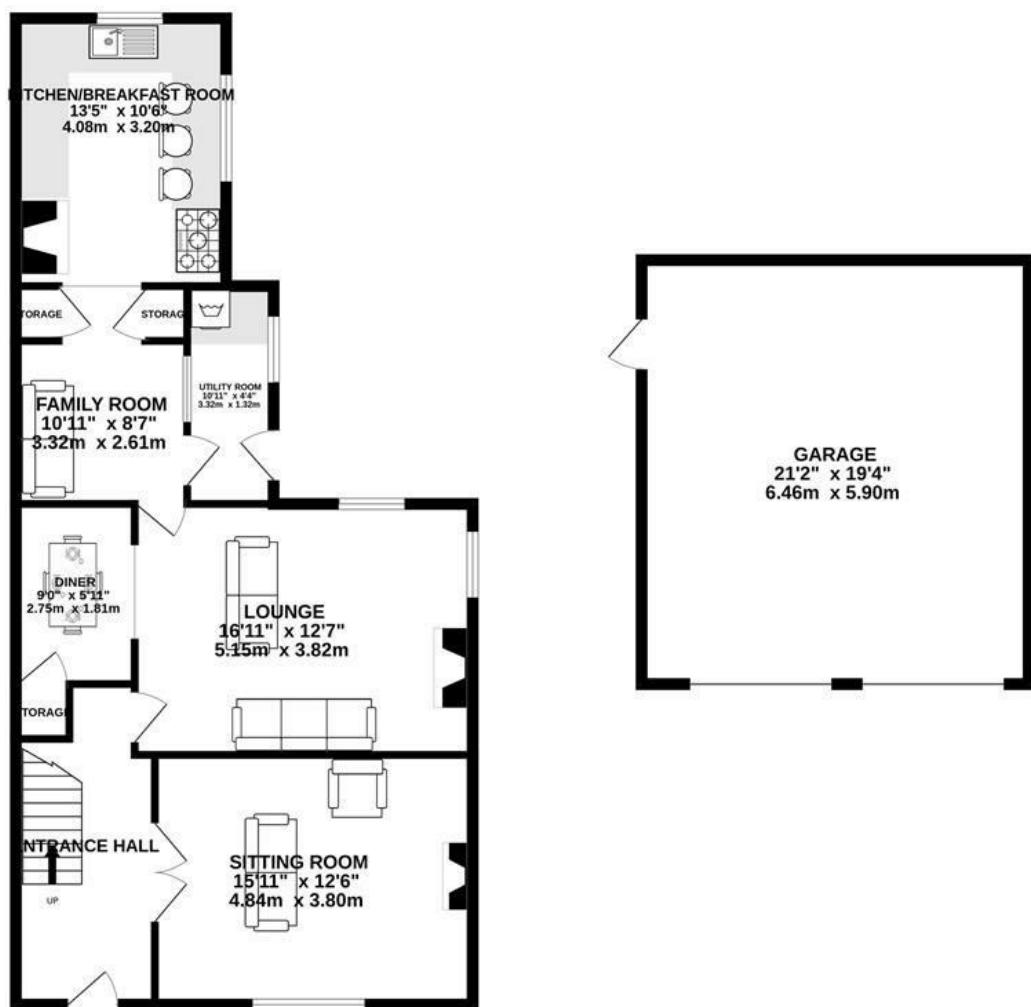
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GROUND FLOOR
1243 sq.ft. (115.5 sq.m.) approx.

1ST FLOOR
680 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1923 sq.ft. (178.6 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.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
EU Directive		

