



Oakmere Avenue, Withnell, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom semi-detached property, set in a highly desirable location in Withnell. Nestled on a quiet lane, the home enjoys beautiful open views of the surrounding countryside to the front, creating a peaceful and picturesque setting. The property is ideally positioned within easy reach of a range of local amenities, including charming cafés, schools, and leisure facilities. There are also two fishing lodges and Withnell Fold Cricket Club within walking distance, while the Withnell Nature Trail sits right on the doorstep, offering scenic walking routes and canal paths. Centrally located between Bolton, Blackburn, Chorley and Preston, the home also benefits from convenient motorway access.

Stepping into the property through the welcoming porch, you are led directly into the spacious lounge. The lounge features a charming central log burner, along with a beautiful bay window overlooking the front aspect, allowing plenty of natural light to fill the room. From here, you move through to the dining room, which offers ample space for a large family dining table. An open staircase leads to the upper level, and the space flows seamlessly into the kitchen in a semi open-plan layout. The generously sized kitchen offers ample storage and space for integrated appliances, centred around a convenient island/breakfast bar. A single door from here provides access to the side of the property.

To the first floor, you will find two well-proportioned double bedrooms, along with a modern three-piece family bathroom featuring an over-the-bath shower.

Externally, to the front of the property is a pleasant garden with a stone patio, alongside a private gravel driveway providing off-road parking for two vehicles, with an additional parking space directly in front of the property.

To the rear is a secluded, low-maintenance, south-facing garden, featuring a flagged patio and a charming garden room. Currently utilised as a craft space, the garden room offers versatile potential for a variety of uses.

Early viewing is highly recommended to fully appreciate the location and quality of this lovely home.













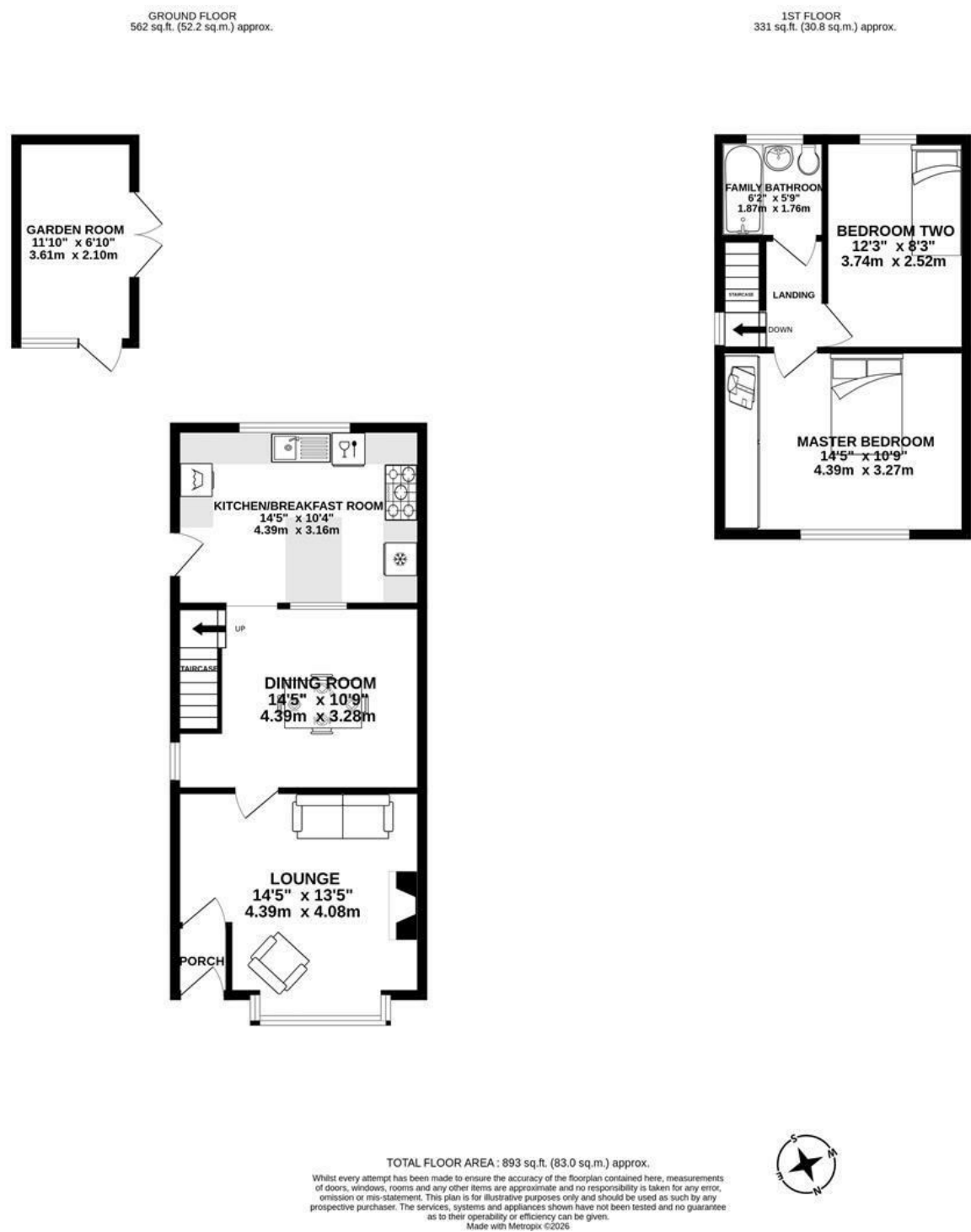








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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should 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	58	82
(81-91) B		
(69-80) C		
(55-68) D		
(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 

