BEN ROSE



## Preston Road, Whittle-Le-Woods, Chorley

## Offers Over £299,995

Ben Rose Estate Agents are pleased to present to market this charming and much loved three-bedroom semi-detached family home, offering an abundance of character and space throughout with no upward chain. This attractive property holds great appeal thanks to its beautiful, secure and substantially sized rear garden, which presents exciting potential for those looking to extend or further enhance the home. Retaining a number of original features, including high ceilings that add to the sense of space and elegance, the property perfectly balances traditional charm with modern living. Situated in the highly desirable area of Whittle-Le-Woods, the home is ideally positioned close to a range of local amenities including well-regarded schools, shops, cafés and leisure facilities, and is just a short distance from Shaw Hill Golf Club. Excellent transport links are also nearby, with easy access to the M61 and M6 motorways, regular bus routes, and train stations such as Buckshaw Parkway offering direct links to Preston, Manchester and beyond.

Entering the home via the welcoming entrance hall, you are immediately struck by the sense of character, with stairs leading to the first floor and access opening into the spacious lounge. The lounge is beautifully presented and benefits from a large bay window, allowing natural light to pour into the room and create a warm, inviting atmosphere. From here, French doors lead through to the generously sized dining room, which is equally bright thanks to multiple windows and features a stylish wall-mounted fire, making it an ideal space for both everyday family meals and entertaining guests. The dining room flows seamlessly into the modern kitchen, which is well-equipped with a range of integrated appliances and offers ample storage and workspace.

Moving upstairs, the open landing provides a versatile space that could easily be utilised as a small home office or study area, perfect for modern family living. The first floor hosts three well-proportioned bedrooms, all offering comfortable accommodation, with the master bedroom being particularly spacious and enjoying pleasant views over the rear garden. Completing this floor is the contemporary four-piece family bathroom, finished to a modern standard and designed for both practicality and relaxation.

Externally, the property continues to impress with a driveway to the front providing off-road parking for up to four vehicles, along with additional gated driveway space and the added benefit of an EV charger. To the rear, the garden is a true standout feature, thoughtfully arranged over several tiers to create a variety of usable spaces. Beginning with a decked area and steps leading down to a well-maintained lawn, the garden also features paved walkways, multiple seating areas, mature trees and established shrubs that provide both privacy and a sense of tranquillity. This wonderful home offers a rare combination of character, space and future potential, making it an exceptional opportunity for growing families looking to settle in a sought-after location.

















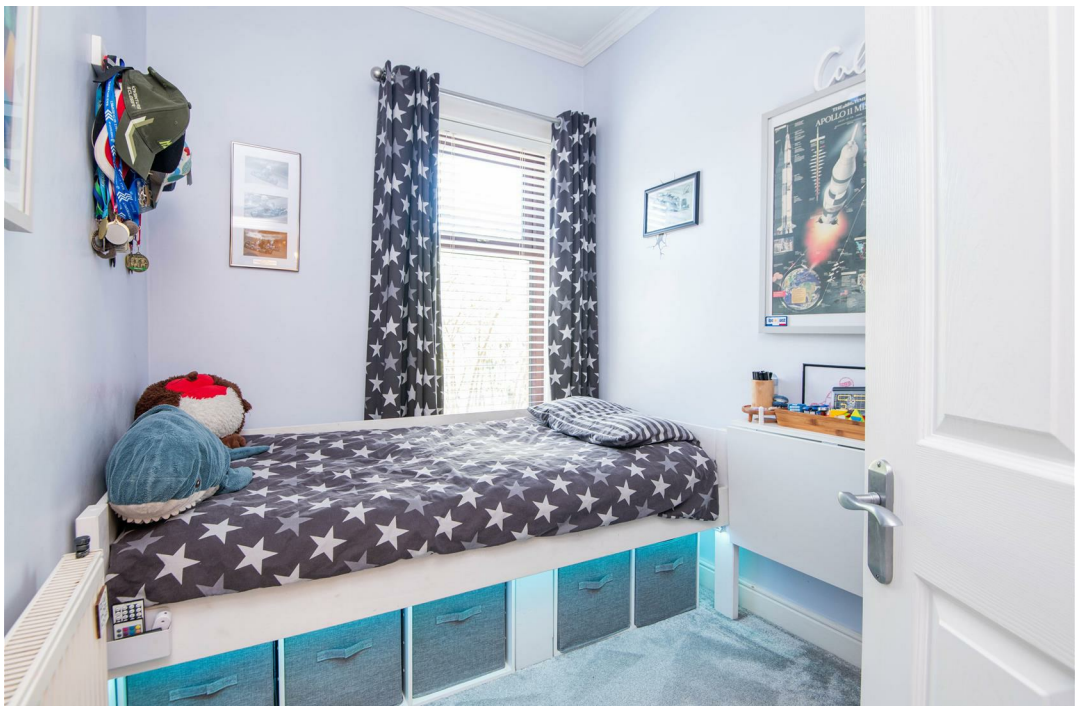


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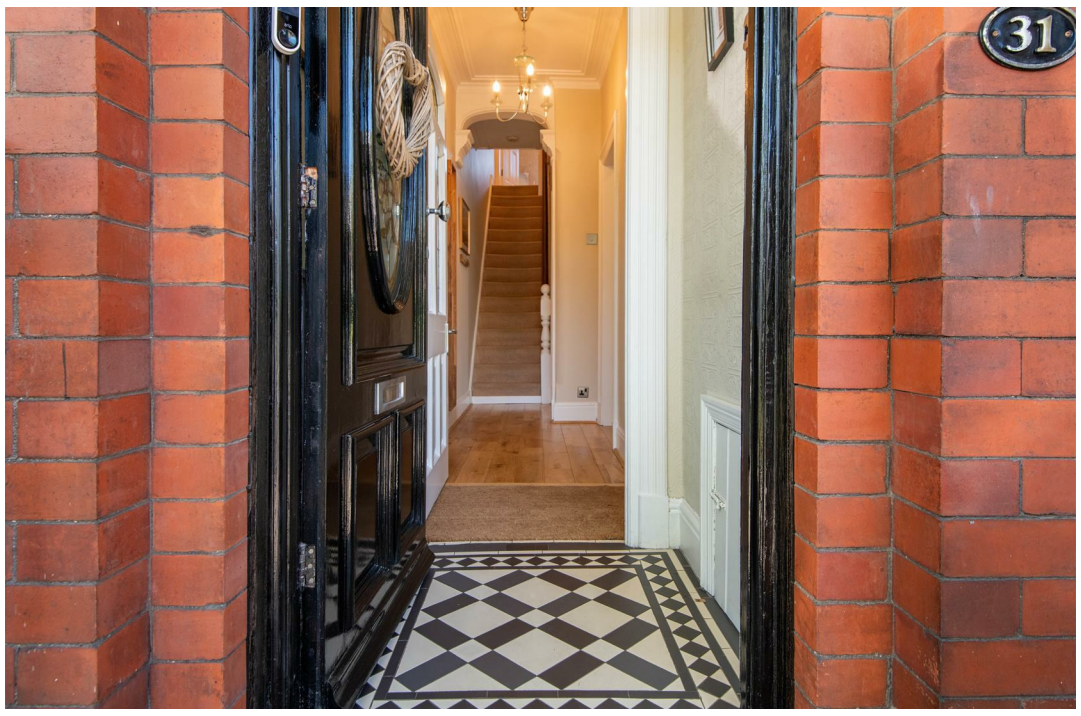









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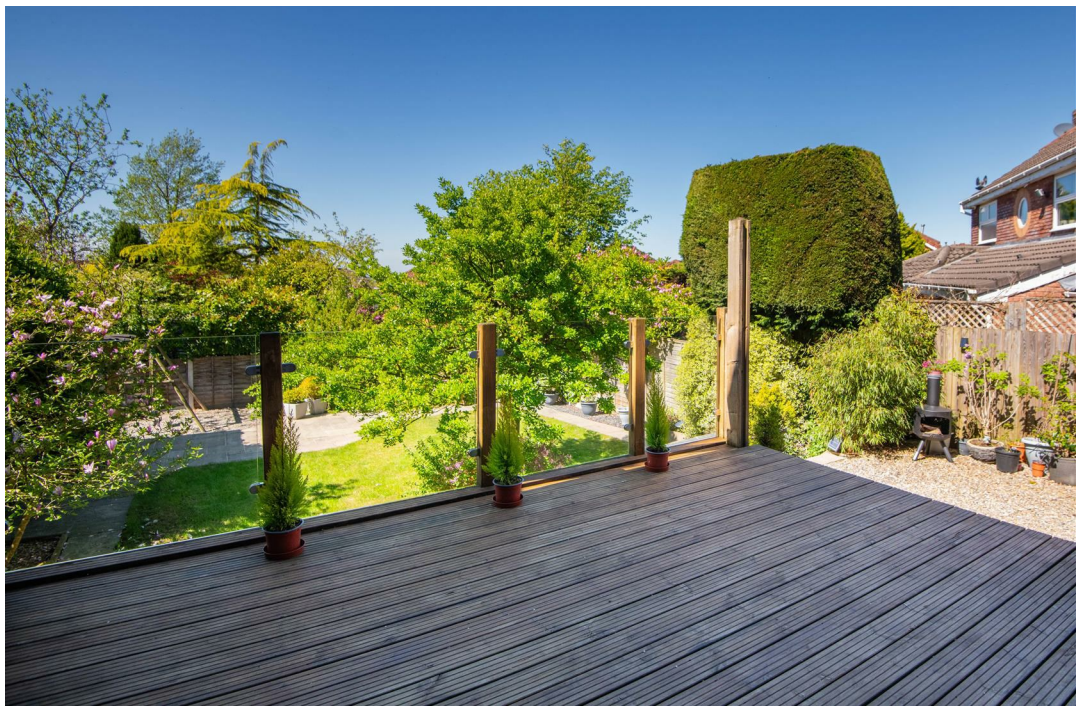




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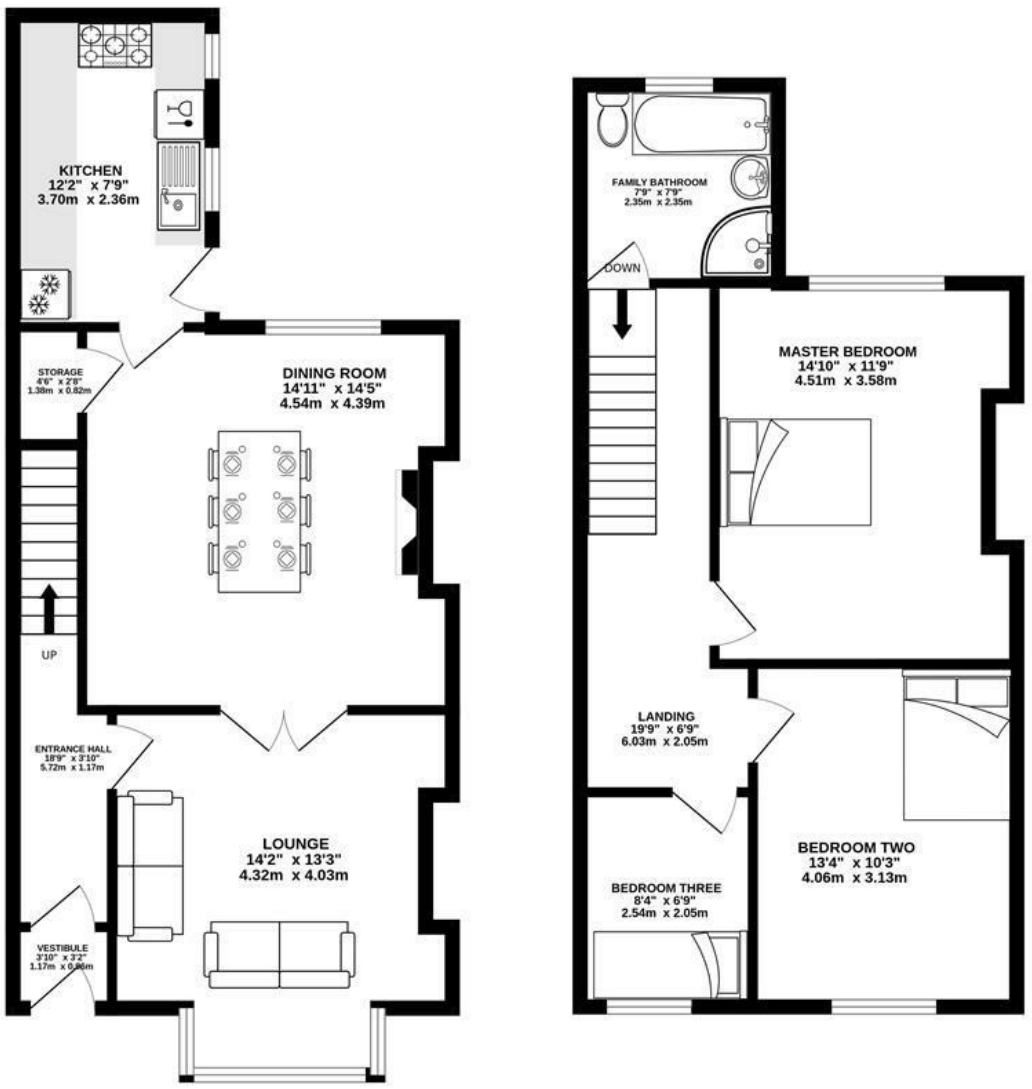

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BEN ROSE

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.

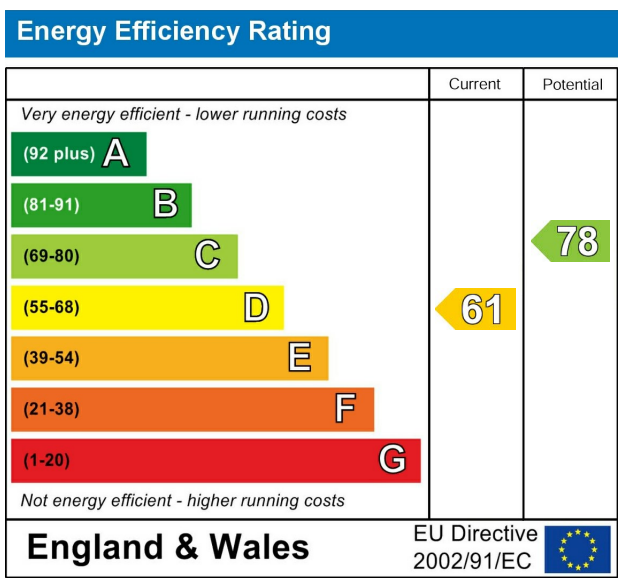
1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.

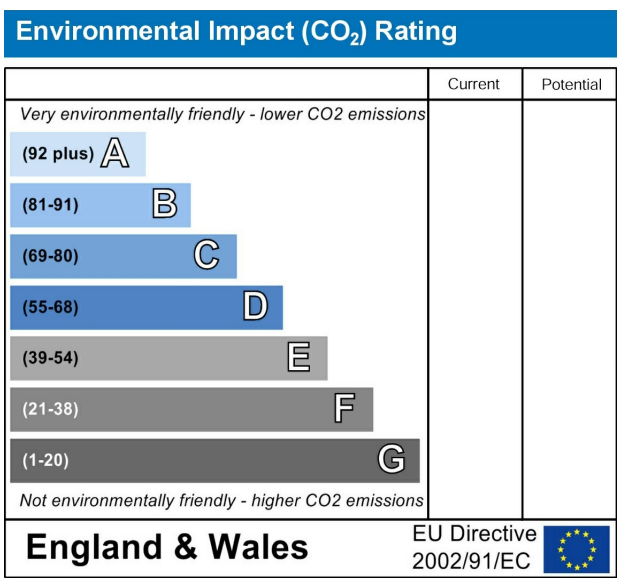


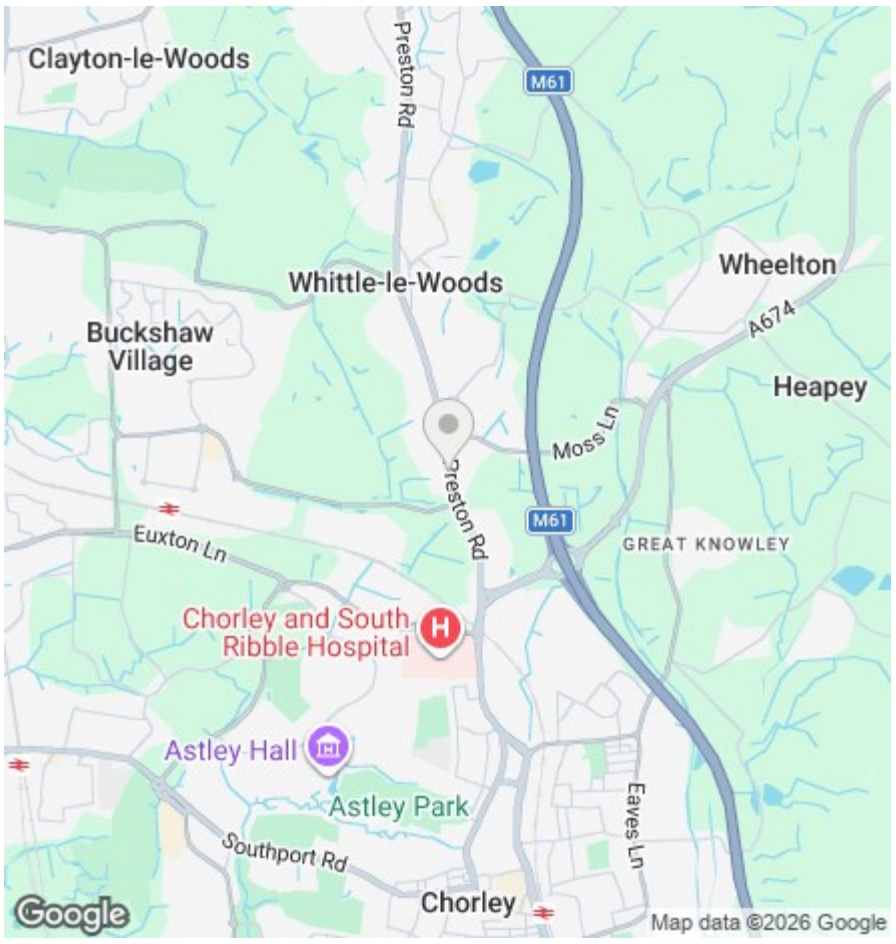

TOTAL FLOOR AREA : 1081 sq.ft. (100.4 sq.m.) approx.

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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