



## **Berry Avenue, Whittle-Le-Woods, Chorley**

**Offers Over £569,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four bedroom detached family home, positioned within the highly sought-after area of Whittle-Le-Woods, Lancashire. This impressive home offers generous and versatile living space throughout, including a converted garage, a garden room with office, and a stunning open plan kitchen/diner designed perfectly for modern family life. The property enjoys a peaceful residential setting while remaining conveniently close to a wealth of amenities. Excellent local schools, shops and supermarkets can be found nearby, with Chorley town centre and Buckshaw Village just a short drive away. Commuters will benefit from superb travel links, including easy access to the M61 and M6 motorways, regular bus routes, and nearby train stations at Chorley, Buckshaw Parkway and Euxton Balshaw Lane providing direct connections to Preston, Manchester and beyond.

Upon entering the home, you are welcomed by a spacious reception hall with the staircase positioned just off and access to a convenient ground floor WC. To the front sits the generous lounge, featuring a charming bay window that fills the room with natural light alongside a feature fireplace that creates a cosy focal point. Moving towards the rear of the home, you'll find the true heart of the property — a stunning open plan kitchen/diner/family room that spans the full width of the home. This sociable space offers a comfortable sitting area flowing into a large dining area with ample space for a family table, while bi-folding doors open beautifully onto the garden, perfect for entertaining. The kitchen itself boasts a range of integrated appliances including dual fridge/freezers, a wall-mounted oven and dishwasher. A practical utility room sits just off the kitchen and provides handy side access. Completing the ground floor is the converted double garage, now a spacious office with fantastic versatility for a range of uses such as a playroom, gym or additional living space.

To the first floor, the property continues to impress with four generously sized double bedrooms. The master bedroom benefits from a bay-fronted window, fitted wardrobes and a stylish three-piece en-suite, while bedroom two also enjoys fitted wardrobes and its own modern three-piece en-suite. The remaining bedrooms are well proportioned and ideal for growing families or guests. A contemporary three-piece family bathroom with an over-the-bath shower serves the remaining rooms.

Externally, the home offers excellent kerb appeal with a driveway providing off-road parking for two vehicles alongside a well-maintained front lawn bordered by attractive hedging. To the rear lies a beautifully landscaped garden featuring a large patio seating area, well-stocked plant beds and hedging for added privacy. The garden leads down past a lawn to a second seating area, where the garden room office and additional garden store can be found, offering a fantastic work-from-home solution. This is a truly wonderful family home offering space, style and a fantastic location.





































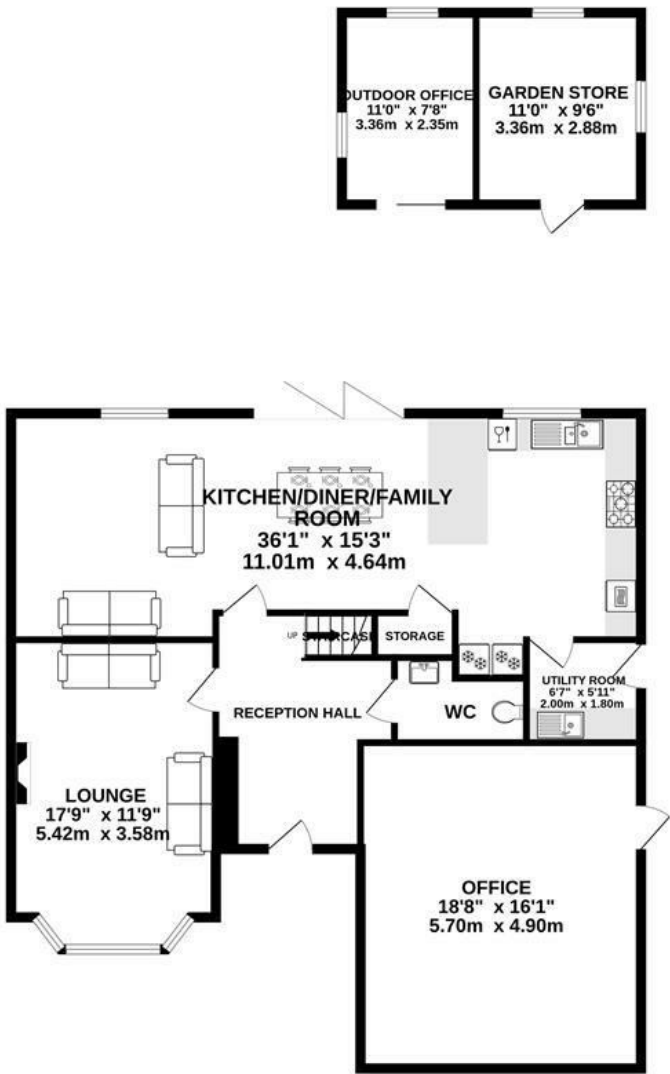




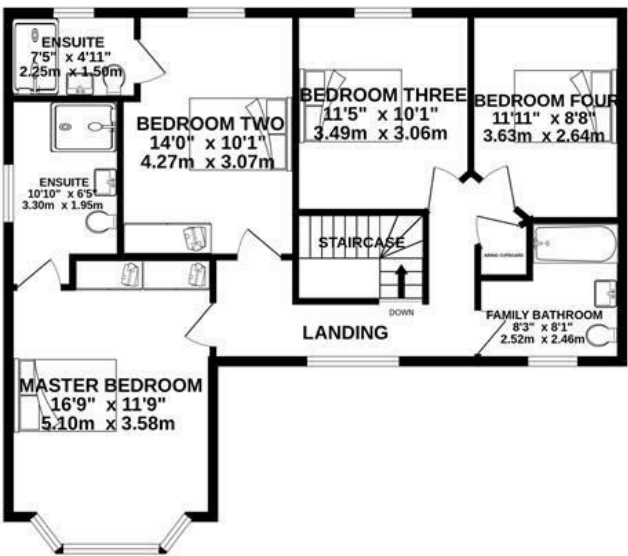


# BEN ROSE

GROUND FLOOR  
1345 sq.ft. (124.9 sq.m.) approx.



1ST FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA: 2167 sq.ft. (201.3 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		92
(81-91) B	84	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

