



Swansey Lane, Whittle-Le-Woods, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this lovely, two-bedroom, mid-terrace home situated in the ever sought-after village of Whittle-Le-Woods. This charming property is perfect for first-time buyers, nestled conveniently near local supermarkets and amenities, with the picturesque Cuerden Valley Park just a stone's throw away. Residents also benefit from excellent travel links via nearby bus routes and the M6 and M61 motorways.

As you step inside, you're greeted by the warm embrace of the entrance hall leading you into the spacious front lounge adorned with a feature fireplace and multi-fuel burner, offering a cozy ambiance for relaxation. The adjacent kitchen/diner boasts functionality and style, featuring an integrated hob/oven and ample space for freestanding appliances. Additionally, the dining area provides a perfect setting for a family dining table, with convenient access to both the under stair storage and the yard. Completing the ground floor is a convenient utility room located towards the rear, adding practicality to everyday living.

Ascending to the first floor, you'll find a landing leading to two inviting bedrooms. The adjacent three-piece family bathroom, complete with an over the bath shower, ensures convenience for the household. Furthermore, an attic room located above, accessible via steps, presents a versatile space ideal for use as a study or additional storage, catering to various lifestyle needs.

Externally, the property offers convenience and functionality with a driveway at the front, providing space for one car. To the rear, a quaint yard awaits, offering access to the communal ginnel located behind the home.

In summary, this delightful home offers a perfect blend of comfort, convenience, and charm, making it an ideal choice for those seeking a cozy retreat in the heart of Whittle-Le-Woods.

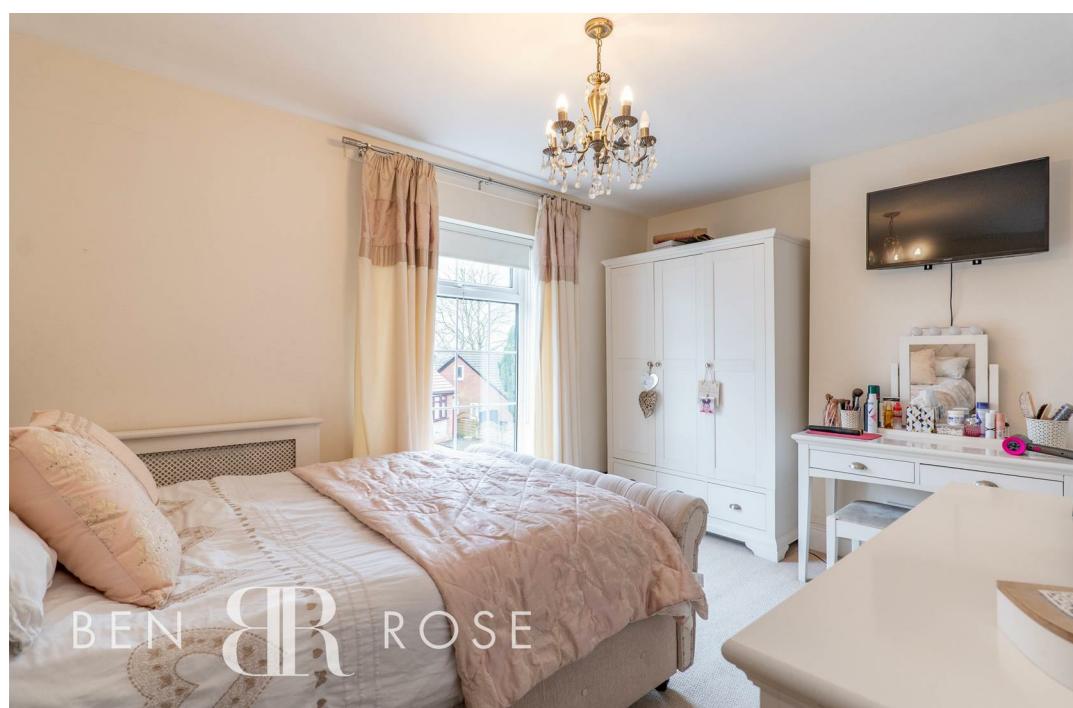


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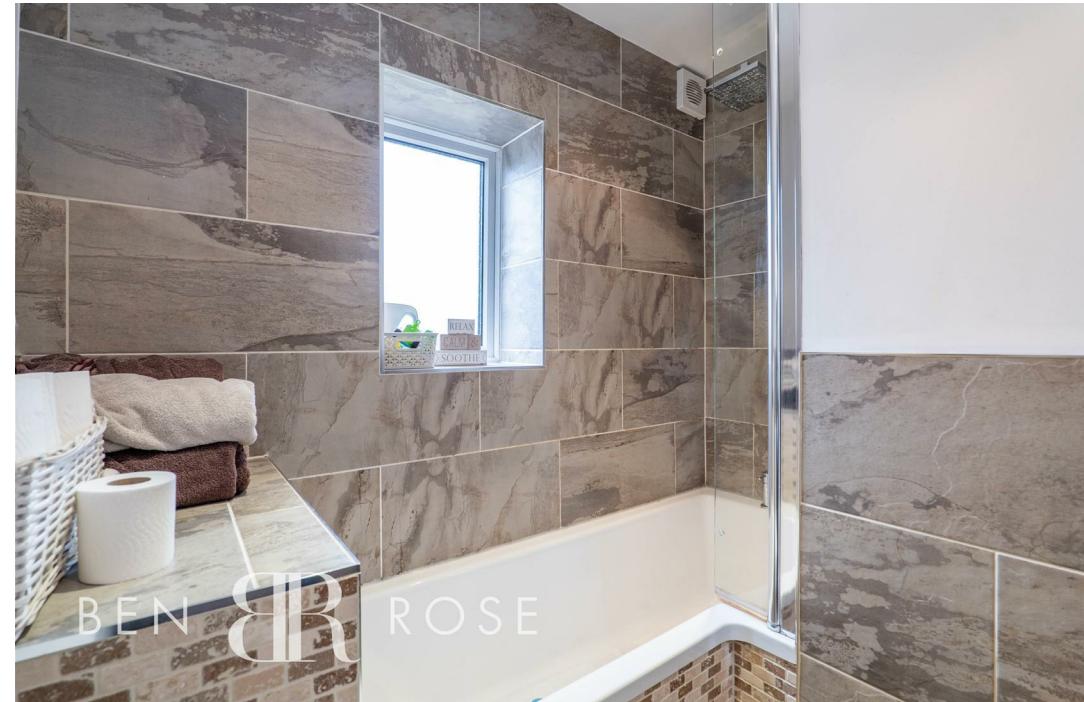
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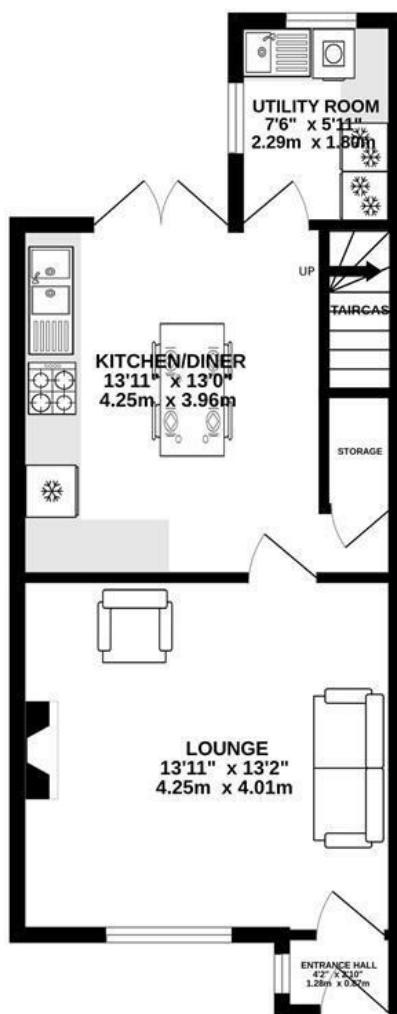


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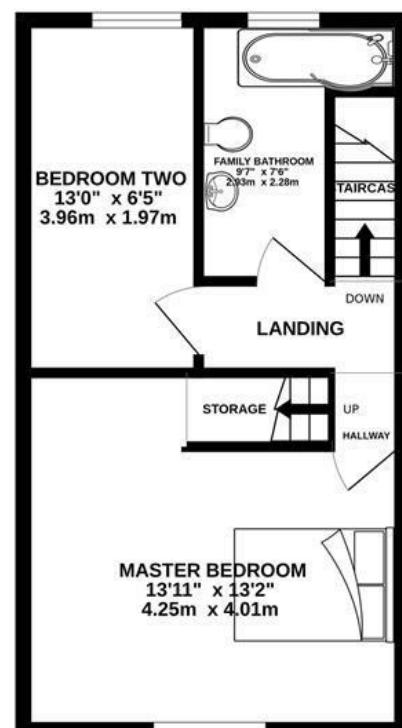


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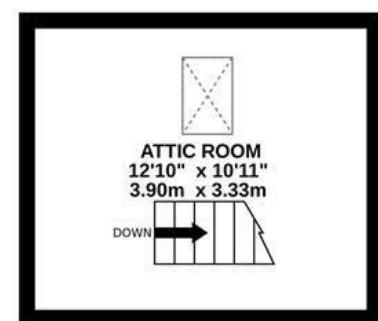
GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR
140 sq.ft. (13.0 sq.m.) approx.



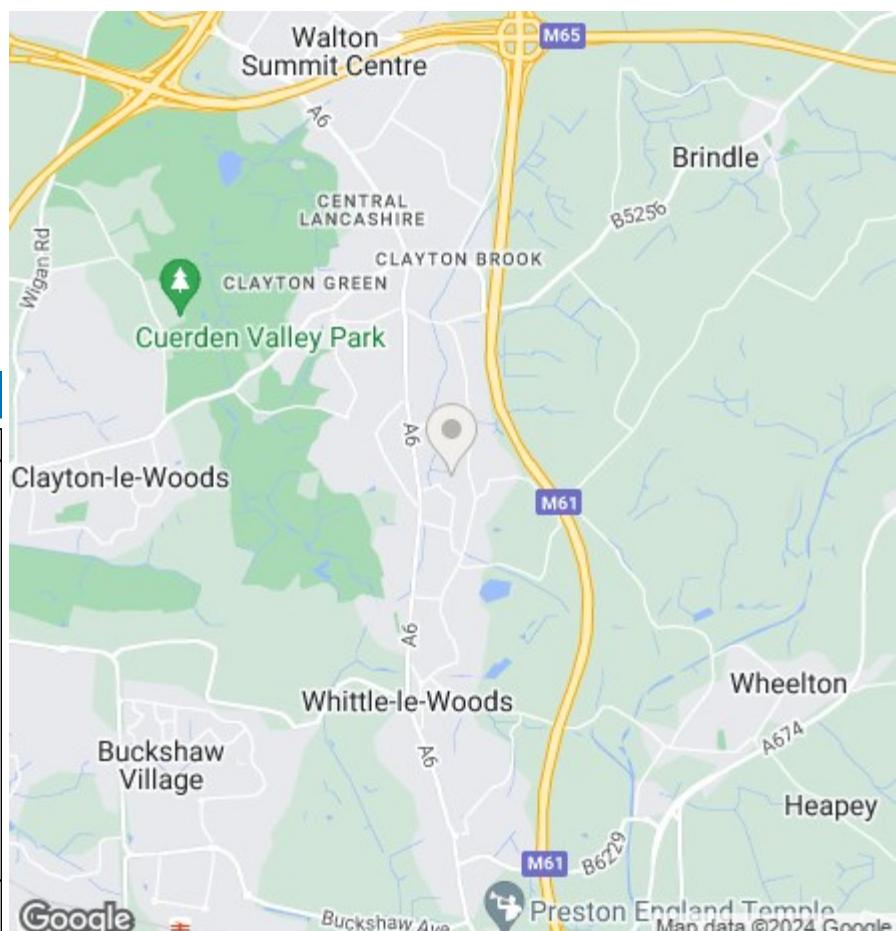
TOTAL FLOOR AREA: 921 sq.ft. (85.6 sq.m.) approx.

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.

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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		
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	