



## St. Helens Road, Whittle-Le-Woods, Chorley

**Offers Over £249,995**

Ben Rose Estate Agents are delighted to bring to the market this charming three-bedroom semi-detached bungalow, perfectly positioned in the highly desirable village of Whittle-Le-Woods. This inviting home offers an ideal setting for families, with excellent local schools, shops, and amenities close by, as well as beautiful nature walks right on the doorstep. The nearby towns of Chorley and Leyland are only a short drive away, and the property boasts superb transport connections, including local bus routes and easy access to the M6 and M61 motorways, making it ideal for commuters.

On entering the property, you are welcomed into a porch that leads through to a bright and spacious reception hall. This versatile area provides access to the staircase, lounge, and hallway, and could easily be utilised as a home office or reading nook. The lounge itself is generously proportioned, featuring a central fireplace and a large front-facing window that floods the room with natural light, creating a warm and inviting atmosphere.

Continuing through the hall, you will find the family bathroom, which is fitted with a corner shower. The ground floor also offers a well-sized master bedroom, comfortably accommodating a double bed. The dining room provides ample space for a large family dining table and seamlessly flows into the kitchen, creating an open-plan layout ideal for both everyday living and entertaining.

The kitchen is well-equipped with a range of wall and base units, dual aspect windows for plenty of light, and space for freestanding appliances.

From the dining room, sliding patio doors open into a generously sized conservatory, a wonderful addition that overlooks and provides direct access to the rear garden. This versatile room can serve as an additional sitting area, dining space, or garden room.

Upstairs, there are two further bedrooms, including a spacious double, along with a convenient shower room located off the landing. Eaves storage is also accessible from this level, offering practical storage solutions.

Externally, the property boasts a private rear garden that is not directly overlooked, featuring a well-maintained lawn, a patio area, and tall fencing for added privacy. To the front, there is gated access leading to a large driveway that provides off-road parking for multiple vehicles, complemented by a car port. The front garden is designed for low maintenance with gravel, shrubs, and mature trees adding a touch of greenery.





















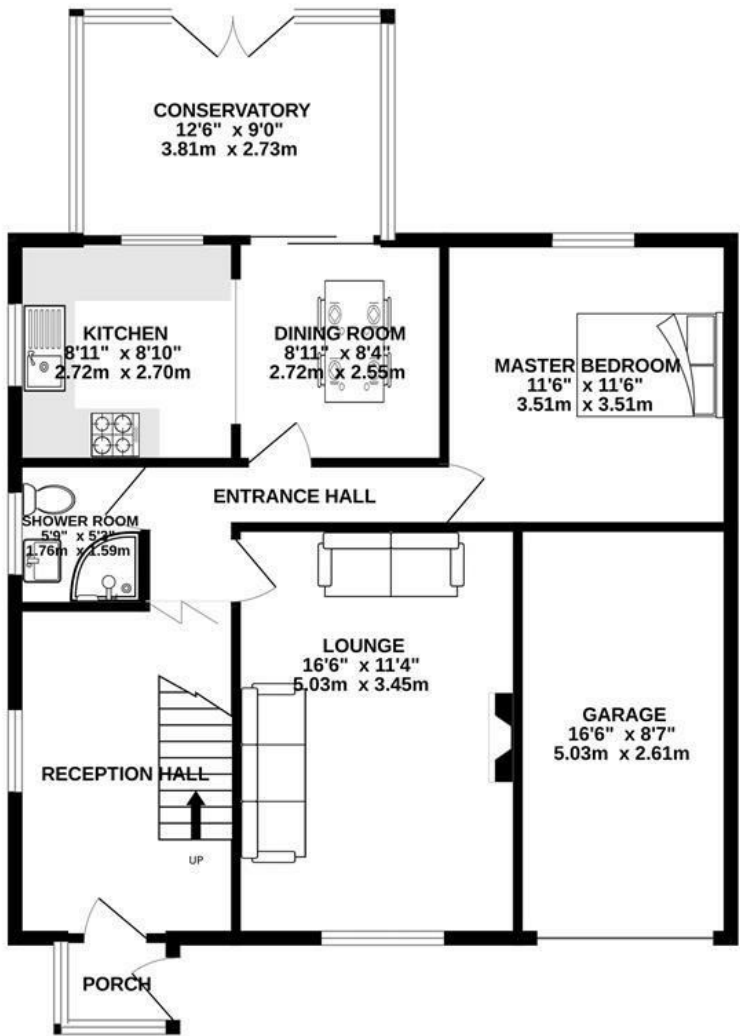




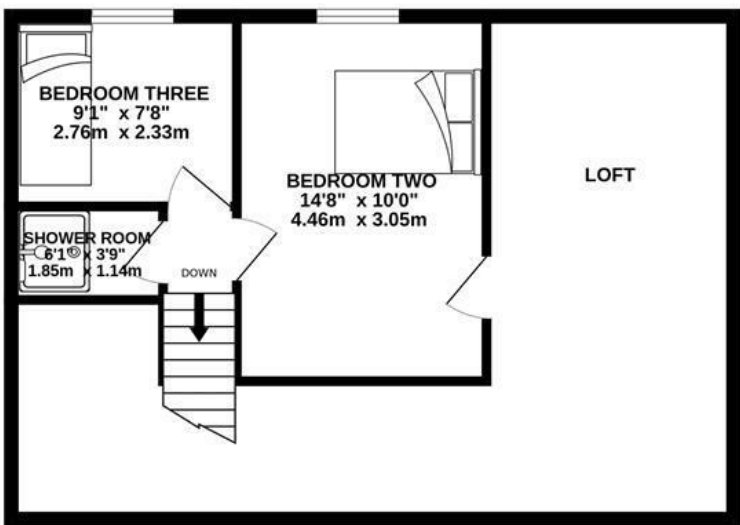


# BEN ROSE

GROUND FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.6 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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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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	46	69
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	

