



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

**Offers Over £165,995**

Ben Rose Estate Agents are pleased to present to market this beautiful, NO CHAIN, two bedroom mid-terrace cottage in the village of Whittle-Le-Woods. The home offers traditional features throughout and would be an ideal home for a first time buyer looking to get onto the property ladder. The property is situated on the boundary of Cuerden Valley with access located just behind for countryside walks and local footpaths. It is also only a short drive into Chorley town centre and its superb local schools, supermarkets and amenities. There is also fantastic travel links, including the 125 bus route with train stations and motorways nearby. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall that leads into the spacious front lounge. The lounge features a fireplace as a centre piece as well as beamed ceilings. Moving through the lounge, you'll enter into the newly fitted kitchen/diner. The kitchen features complimentary worktops as well as space for freestanding appliances to be fitted. There is also space for a dining table to be placed here as well as access to the convenient under stair storage.

Moving upstairs, you'll find two good sized bedrooms as well as the modern fitted shower room with contrasting black and white colour scheme. The open landing also offers excellent space for a study, with views of the nearby countryside.

The home has been completely rewired throughout and also has been fitted with a new boiler.

Externally, to the front of the property is a walled yard with gated access leading up to the front door. To the rear is parking on the nearby side street as well as a ginnel running down the side of the home to a small patio area at the rear.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice





















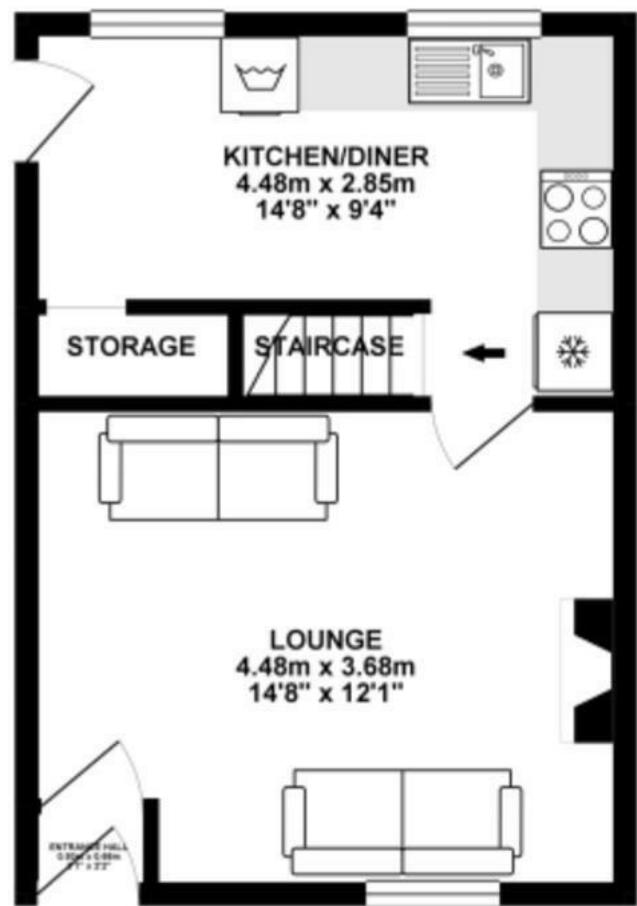




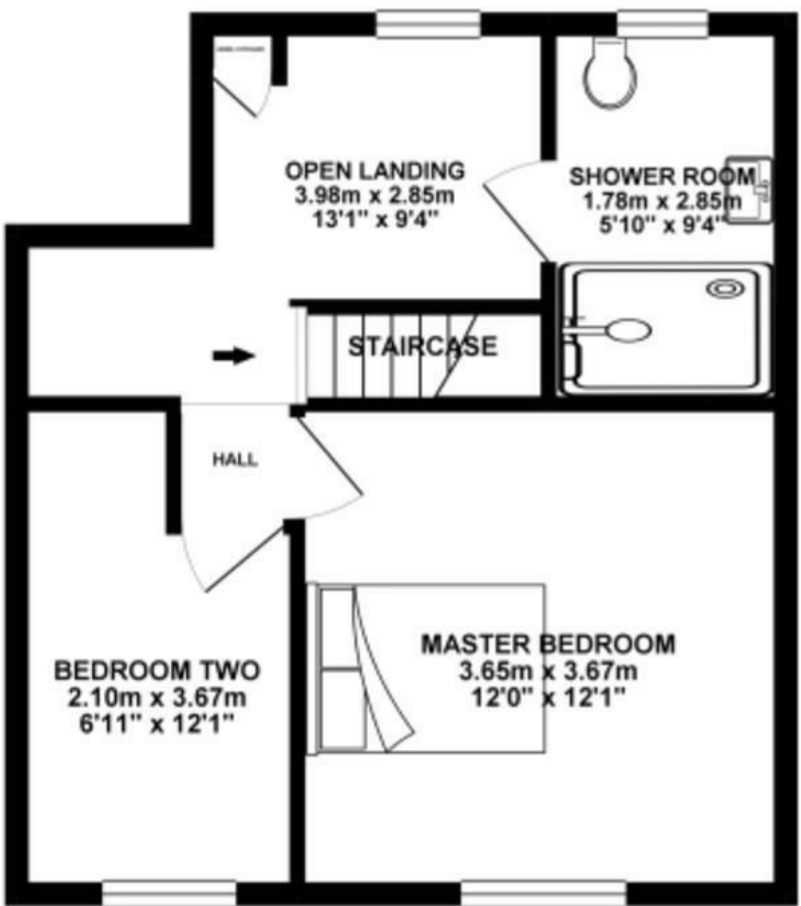


# BEN ROSE

GROUND FLOOR 29.20 sq. m.  
( 314.30 sq. ft. )



1ST FLOOR 35.33 sq. m.  
( 380.27 sq. ft. )




TOTAL FLOOR AREA : 64.53 sq. m. ( 694.56 sq. ft. ) 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	<div>45</div>	<div>88</div>
(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 <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 