



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

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented and extended three-bedroom semi-detached home, boasting an attractive stone exterior and offered with NO CHAIN. Situated in the highly sought-after area of Whittle-Le-Woods, this delightful property is ideal for families, offering a perfect blend of character and modern living. The home enjoys a semi-rural feel whilst still being within easy reach of a wide range of local amenities, including well-regarded schools, shops, and leisure facilities. Excellent transport links are close by, with convenient access to the M61 and M6 motorways, as well as nearby train stations such as Buckshaw Parkway, providing direct routes to Manchester, Preston, and beyond. The surrounding villages and towns, including Chorley and Leyland, further enhance the appeal with their variety of restaurants, supermarkets, and recreational spaces.

Upon entering the home, you are welcomed into a spacious reception hall with the staircase positioned ahead. To the front sits the generous lounge, centred around a charming fireplace, creating a warm and inviting space for relaxing evenings. Moving back through the hall, you'll find the stunning family room, complete with a multi-fuel burner and French doors opening out to the garden, allowing for a seamless indoor-outdoor flow. The kitchen is well-appointed with an integrated dishwasher and traditional Aga oven, leading effortlessly into a bright and airy breakfast room. This space offers a delightful rural aesthetic, complemented by ample storage and a central island with breakfast bar, making it perfect for family life and entertaining. Just off here is a convenient WC and utility room. Completing the ground floor is the extended family dining room located towards the front, providing a versatile and elegant setting for formal meals or additional living space.

To the first floor, the property continues to impress with three spacious and tastefully decorated bedrooms. The master bedroom and bedroom three both benefit from private en-suite facilities, adding a touch of luxury and convenience. Bedroom two is equally generous and features fitted wardrobes for added storage. Serving the home is a beautifully finished four-piece family bathroom, complete with a separate bath and shower, finished to a high, contemporary standard.

Externally, the property offers on-road parking to the front along with gated access to a private driveway accommodating one vehicle. To the rear, you'll find a beautifully maintained and secluded garden, perfect for family enjoyment. A patio seating area sits directly off the home, complemented by a separate decked space ideal for entertaining. Steps lead up to a well-kept lawn, bordered by mature trees that provide both privacy and a pleasant natural backdrop. This is a truly charming home that seamlessly combines character, space, and modern comforts in a highly desirable location.









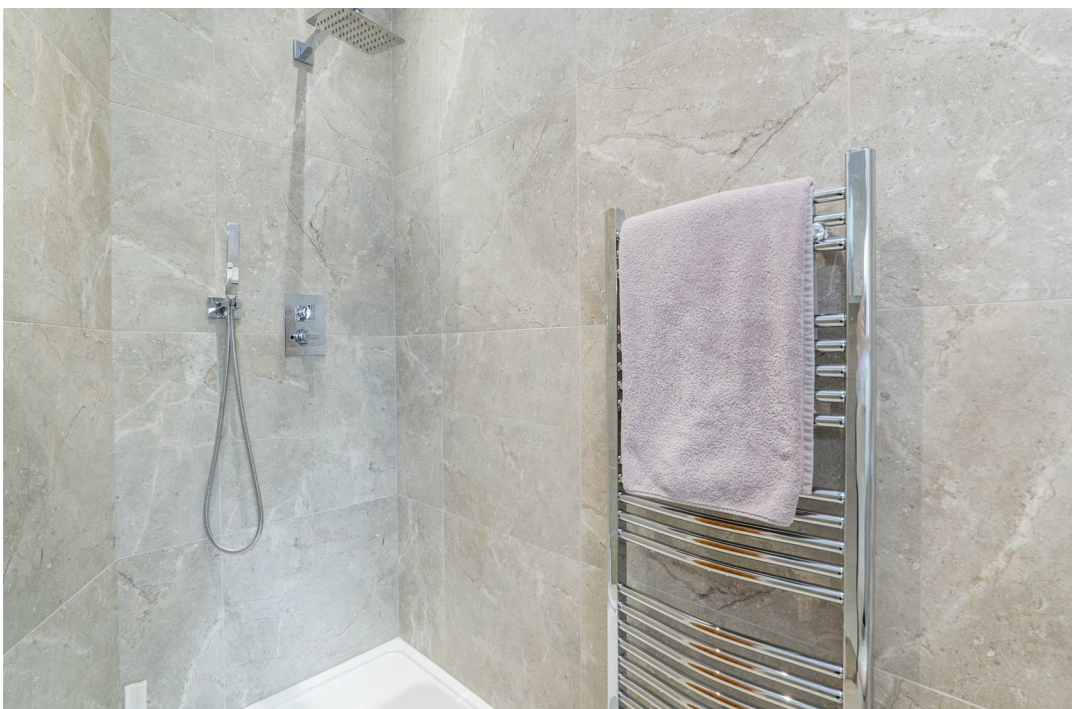








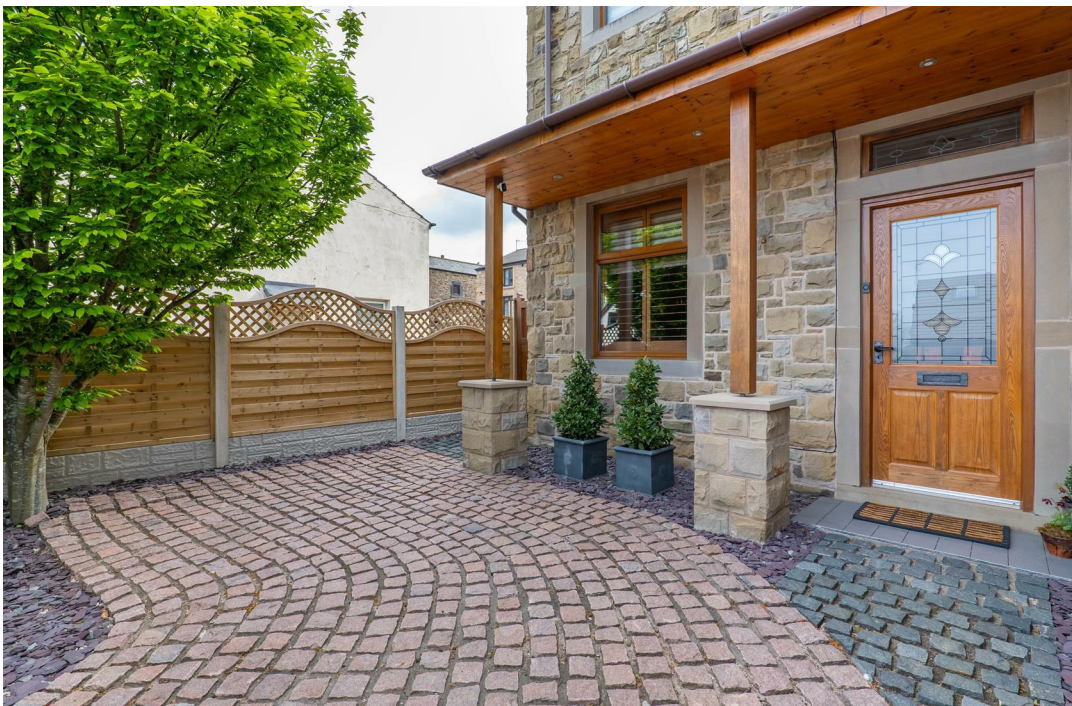




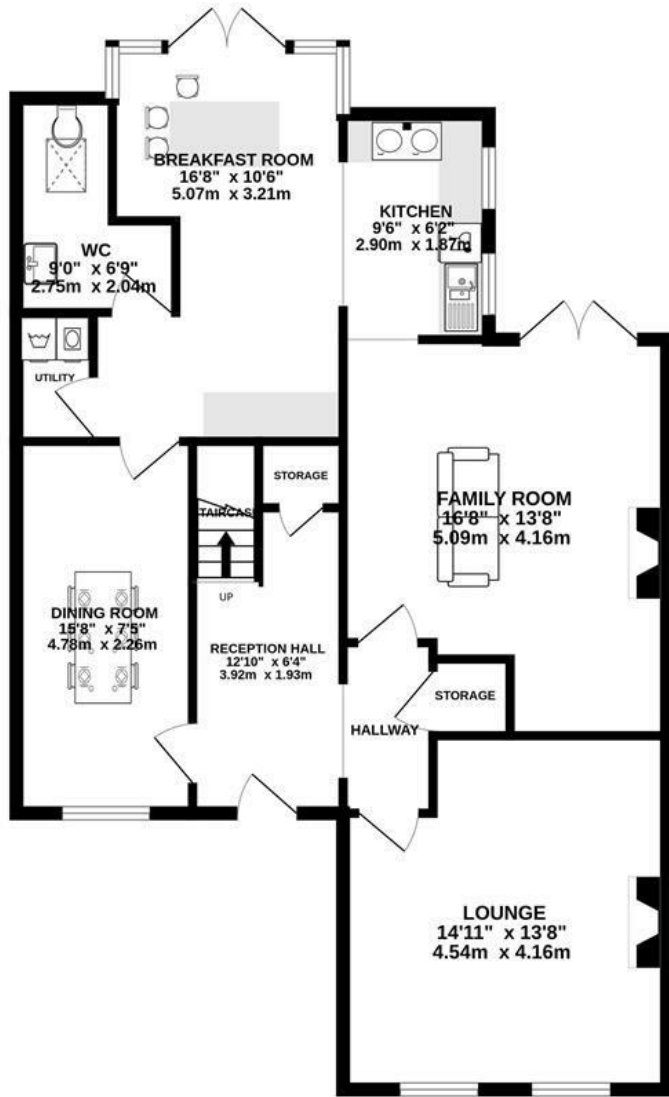




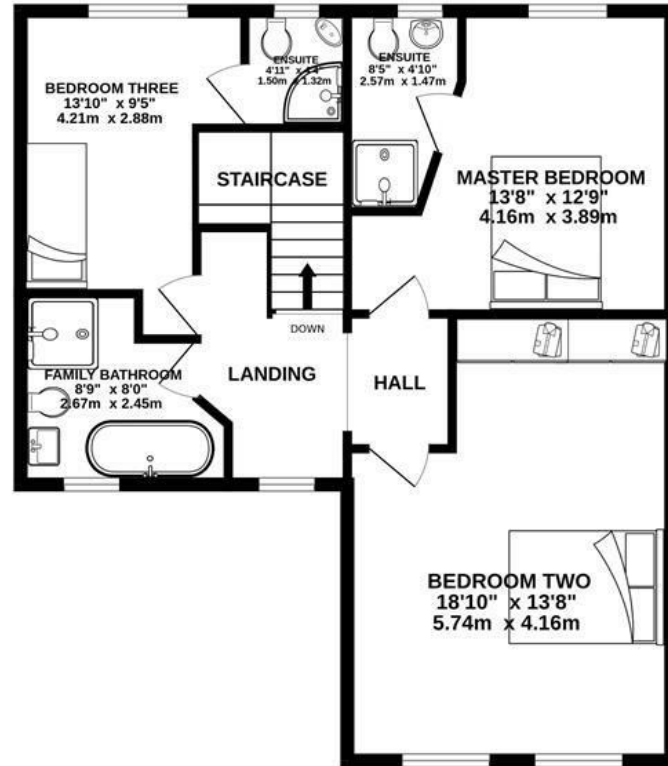




GROUND FLOOR  
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR  
706 sq.ft. (65.6 sq.m.) approx.

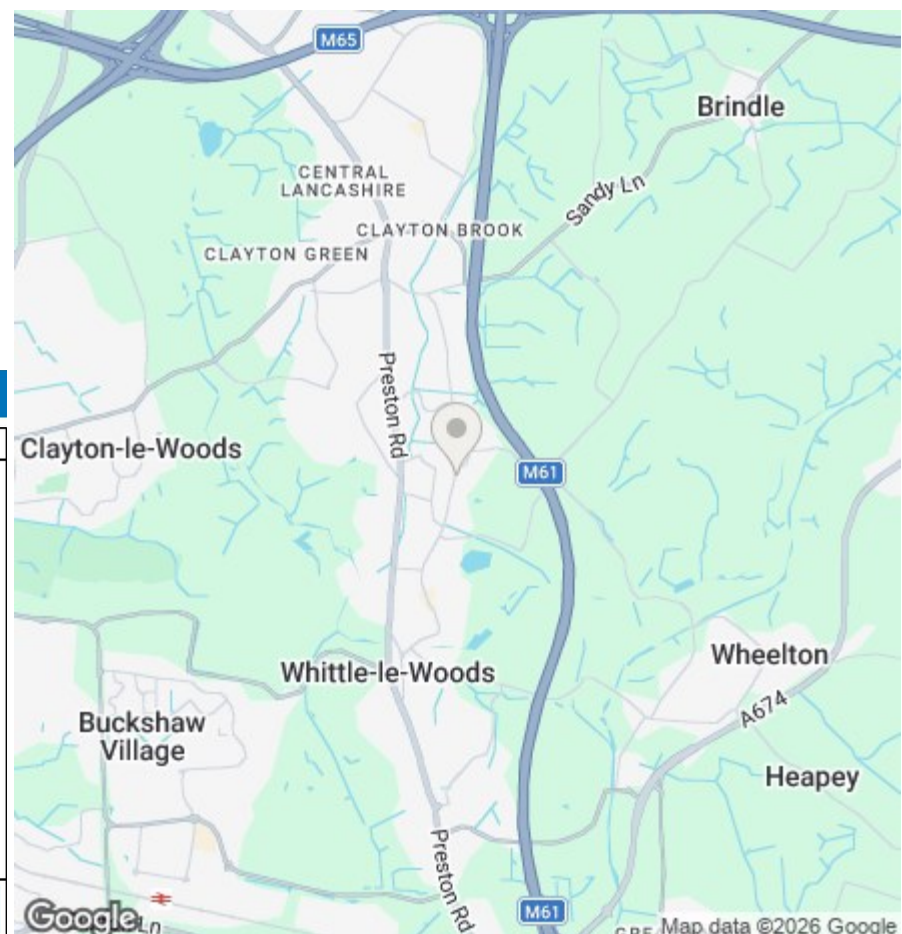


TOTAL FLOOR AREA : 1621 sq.ft. (150.6 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	