



## **Honeysuckle Close, Whittle-Le-Woods, Chorley**

**Offers Over £309,995**

Ben Rose Estate Agents are pleased to present to market this gorgeous, three bedroom, detached property on a much sought after residential development in the village of Whittle-Le-Woods. This would be an ideal family home, or for someone looking to upsize in the area, offering generous indoor and outdoor space. The home has undergone renovations in the past few years consisting of a new kitchen and new bathrooms throughout. The property is situated only a five minute drive from Chorley town centre and its superb local schools, shops and amenities, with fantastic travel links via the nearby M6 and M61.

Internally, the property briefly comprises of a welcoming entrance hall that leads into the spacious open plan lounge that flows into the kitchen/breakfast room. The modern fitted kitchen features integrated appliances such as a dishwasher and a Belfast sink, with space for an American fridge/freezer. There is also a breakfast bar for up to two people and patio doors to the garden. There is also a convenient utility/cloakroom room just off the kitchen that houses the washer and the downstairs WC just off. The original converted garage is currently being used as a home study but has the option to be used for multiple purposes.

Moving upstairs, you'll find three good sized bedrooms with the master benefitting from a fitted wardrobe and a modern three piece shower ensuite. You'll also find the three piece family bathroom that serves the remaining bedrooms.

Externally, to the front of the property is a lawned garden with a drive for one car. To the rear is another lawned garden with a flagged patio area and mature shrubs that offer a good amount of privacy.





















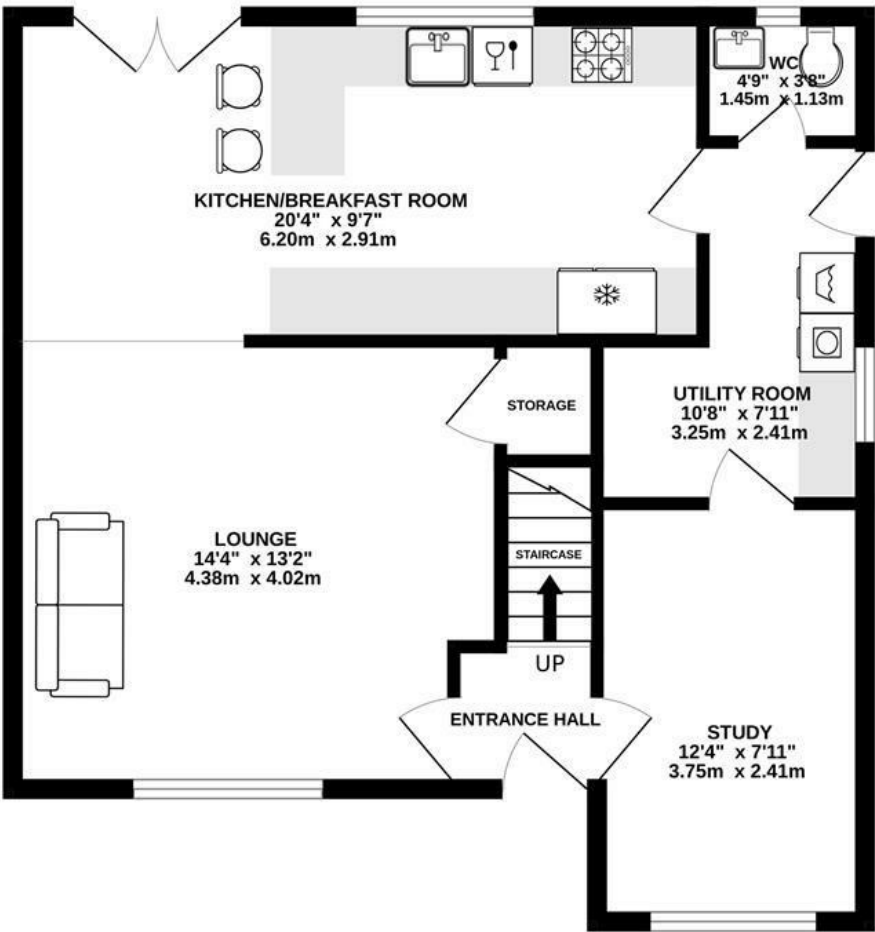




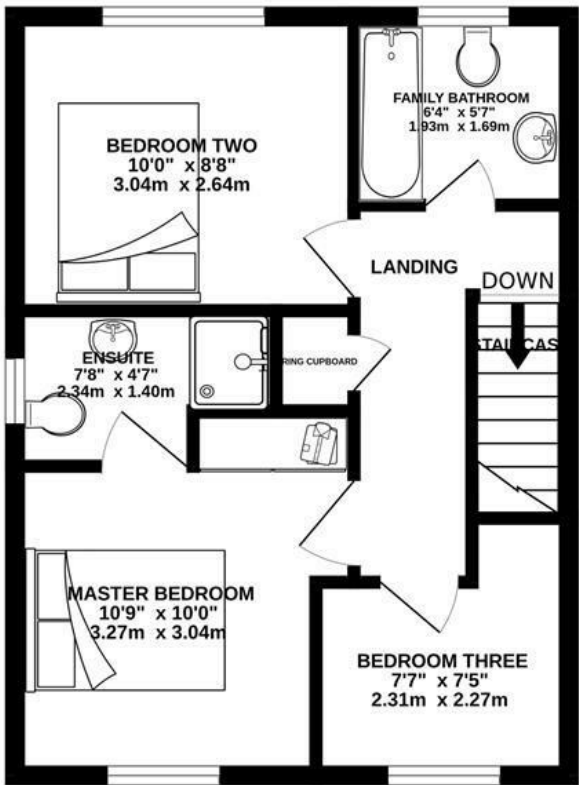


BEN ROSE

GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



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



TOTAL FLOOR AREA : 966 sq.ft. (89.8 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	
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

