



Delph Way, Whittle-Le-Woods, Chorley

Offers Over £374,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, occupying an enviable corner plot position within a sought-after residential area of Whittle-Le-Woods. Boasting an attractive double-fronted design, spacious accommodation throughout and a range of versatile living spaces, this home is perfectly suited to modern family life. Whittle-Le-Woods remains one of the area's most desirable locations, offering excellent access to local shops, supermarkets, highly regarded schools, restaurants and leisure facilities. For commuters, there are convenient bus routes nearby, easy access to the M6, M61 and M65 motorway networks, and rail connections available from nearby Chorley and Buckshaw Parkway stations, providing direct links to Manchester, Preston and beyond. The property also benefits from being close to Cuerden Valley Park and several countryside walks, offering plenty of opportunities for outdoor recreation.

Stepping through the welcoming reception hall, you are greeted by a bright and inviting entrance with access to the majority of the ground floor accommodation. Positioned to the front of the home is a versatile study, complete with a beautiful bay-fronted window and integrated storage, making it ideal as a home office, playroom or additional reception room. Across the hall, the impressive kitchen/dining room stretches the full depth of the property, creating a superb social hub for family life and entertaining. The front section offers a comfortable seating area framed by a further bay window, which flows seamlessly into the dining area before opening into the modern kitchen. Here, sleek handleless cabinets, integrated appliances and under-cabinet lighting combine to create a stylish and practical space. To the rear of the home, the spacious lounge provides a relaxing retreat, centred around a feature fireplace and enhanced by sliding doors that beautifully frame and provide direct access to the rear garden.

To the first floor, the property continues to impress with four generously sized double bedrooms. The principal bedroom benefits from fitted wardrobes and a contemporary three-piece shower room, creating a private and comfortable sanctuary. Bedrooms two and three are served by a convenient Jack and Jill-style en-suite, making them ideal for older children or guests. The fourth bedroom offers excellent flexibility and could easily accommodate a growing family, guests or a dedicated workspace if required. Completing the first-floor accommodation is a stunning three-piece family bathroom, featuring a freestanding teardrop bath that provides a luxurious focal point.

Externally, the property enjoys an excellent corner plot position with attractive gardens extending to both the side and rear, offering plenty of space for children to play, outdoor entertaining or simply relaxing during the warmer months. To the rear, a driveway provides off-road parking for one vehicle and leads directly to the single garage, offering additional parking and useful storage space. Combining spacious and versatile accommodation, a desirable location and attractive outdoor space, this is a fantastic family home that must be viewed to be fully appreciated.















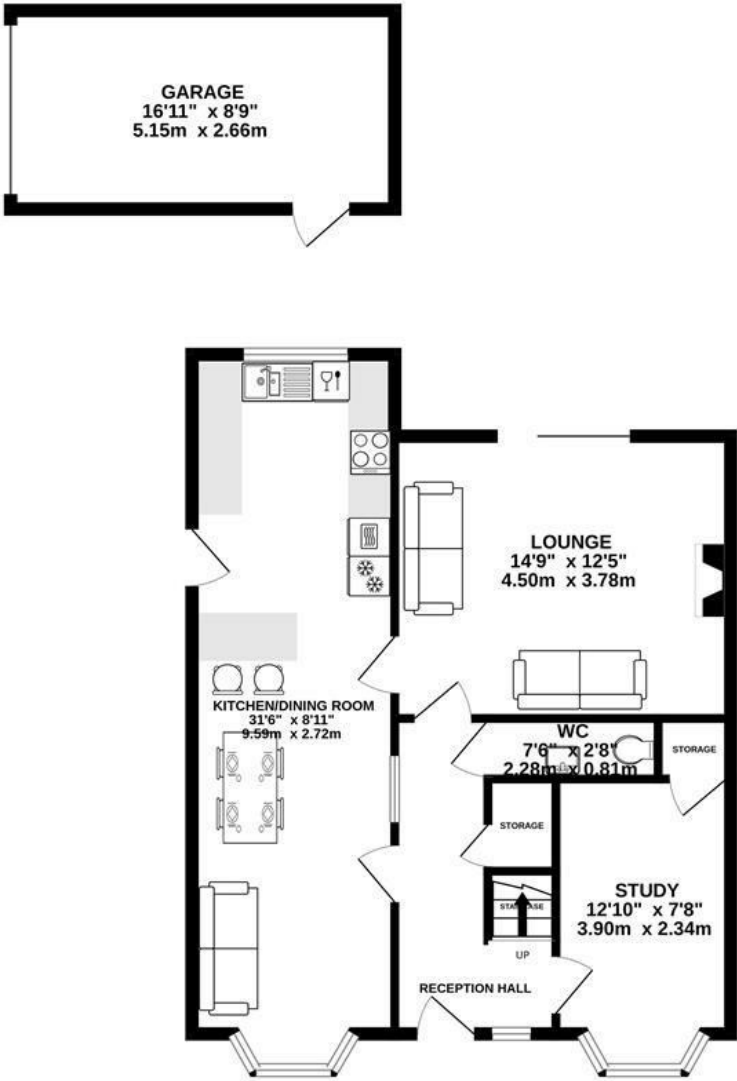




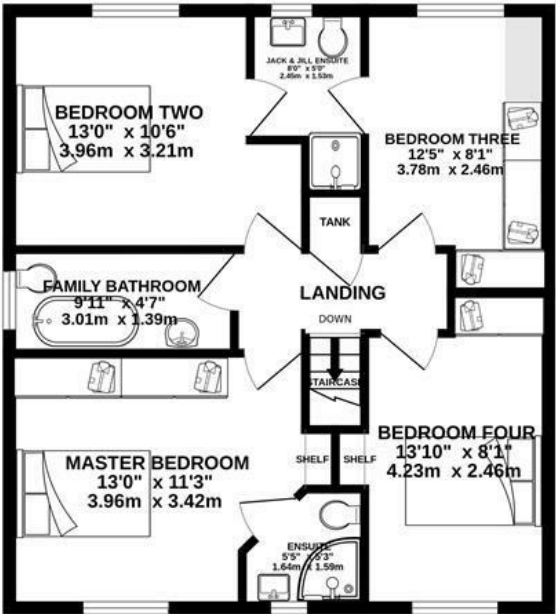


BEN ROSE

GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1435 sq.ft. (133.3 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		
	74	78
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 	

