



## Walletts Wood Court, Chorley

Offers Over £189,995

Ben Rose Estate Agents are pleased to present to market this three-storey mid-terrace townhouse, offering generous living space and excellent potential, ideally suited to families and couples alike. Situated in a sought-after area of Chorley, the home enjoys a convenient position close to the town centre, where a variety of local shops, supermarkets, restaurants, pubs and well-regarded schools can be found. The property also benefits from superb travel links, including a nearby rail service with direct routes to Preston and Manchester, excellent bus connections to Preston, Blackburn and Wigan, and easy access to the M6 and M61 motorways. Nearby Preston and Leyland further enhance the range of amenities and leisure opportunities available.

Upon entering the property, you are welcomed into a bright entrance hall that provides access to the main ground floor accommodation. To the front sits a fitted kitchen, offering ample worktop space and storage. Conveniently located off the hall is a useful WC. Moving towards the rear, you'll find a spacious lounge and dining area spanning the full width of the home, providing a versatile and inviting space for relaxing and entertaining. French doors lead through to a large conservatory, which enjoys pleasant views over the garden and features further French doors opening onto the patio, allowing for plenty of natural light throughout.

The first floor hosts two well-proportioned double bedrooms, both offering comfortable accommodation suitable for family members or guests. This level is served by a modern three-piece family bathroom. Continuing to the second floor, the impressive master bedroom occupies the entire level, featuring Velux windows that flood the room with light, along with the added benefit of a private ensuite shower room.

Externally, the property benefits from a driveway to the front providing off-road parking for one vehicle. To the rear, a private garden with a paved patio area offers an ideal space for outdoor seating and entertaining. This spacious home presents a fantastic opportunity with plenty of potential.

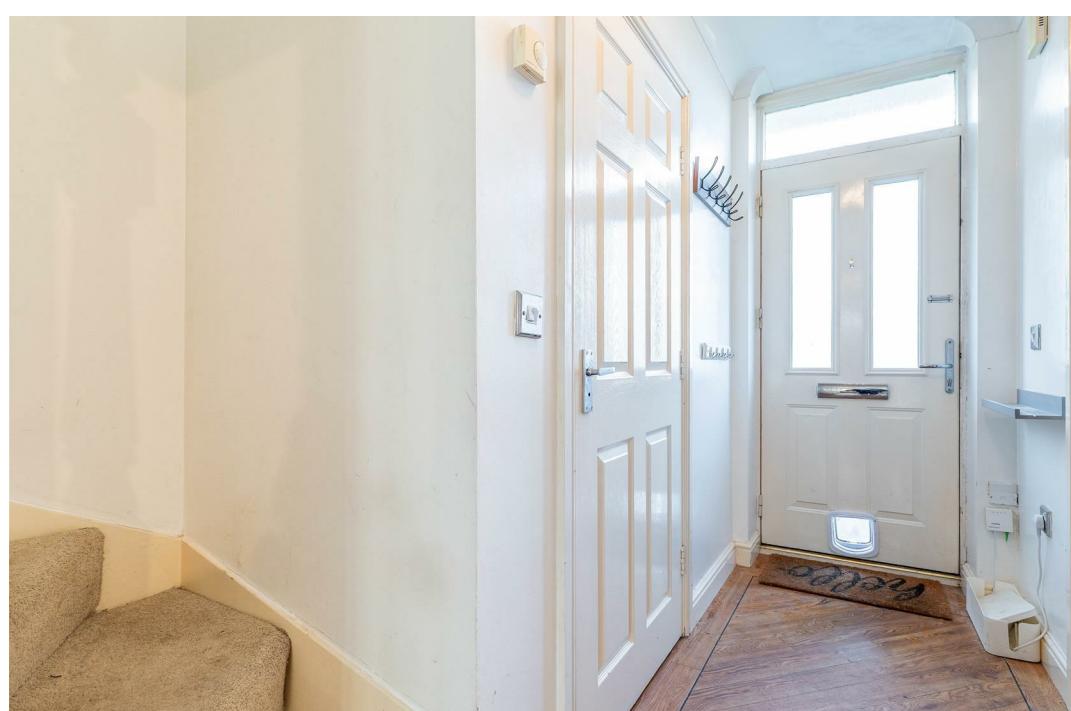
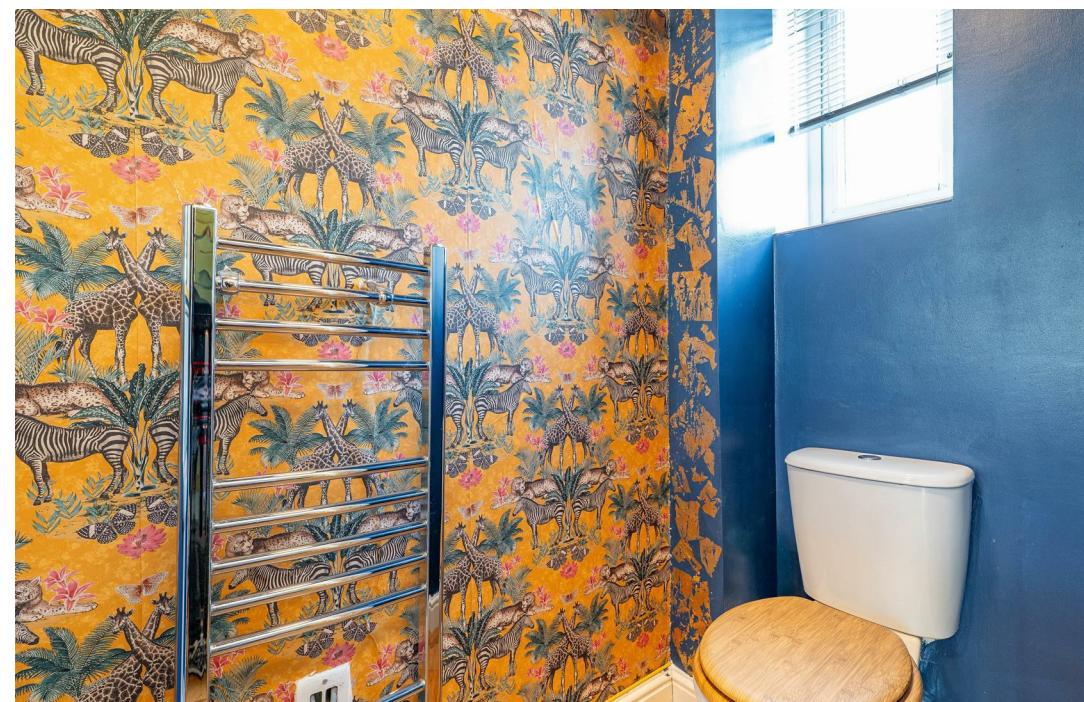
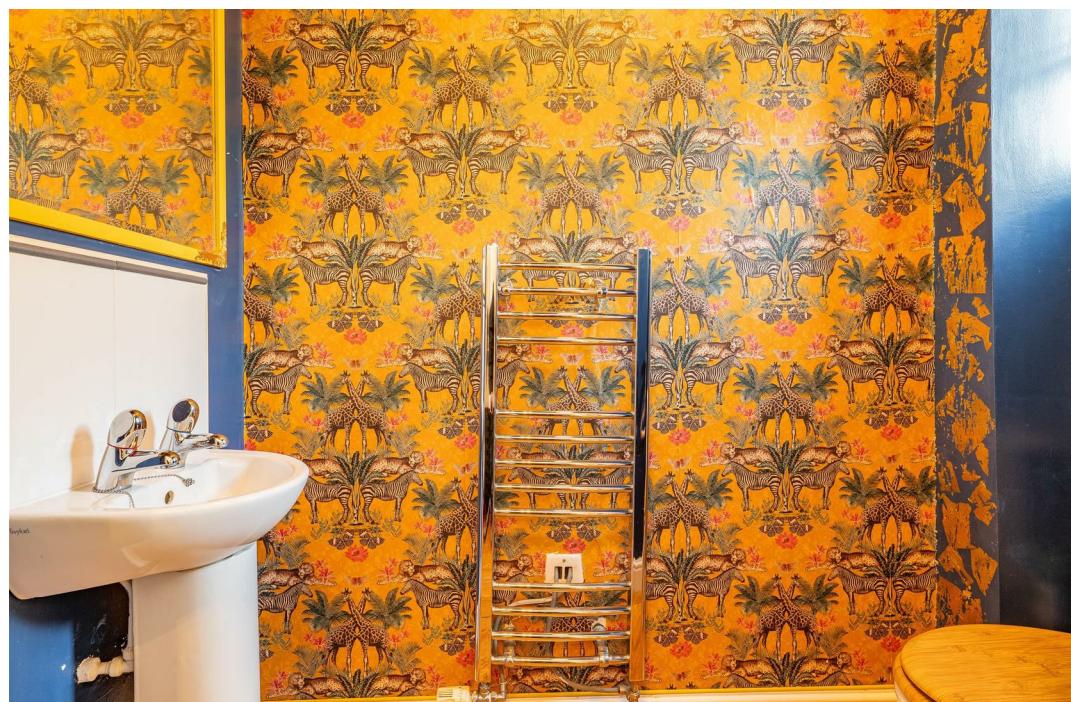


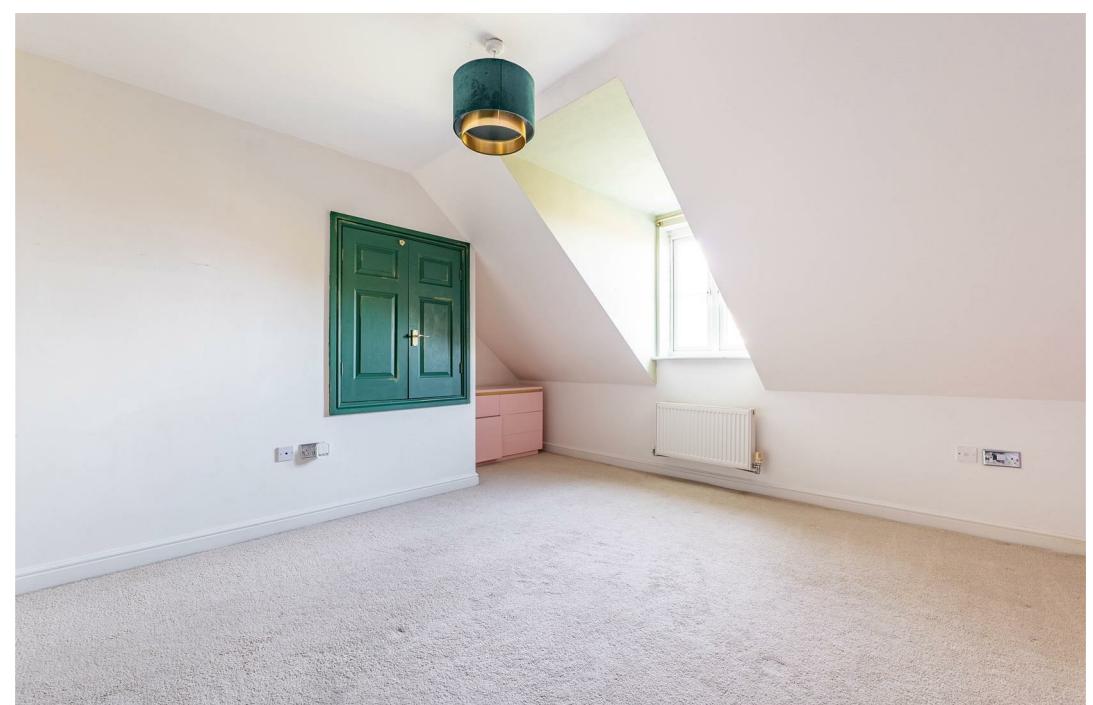


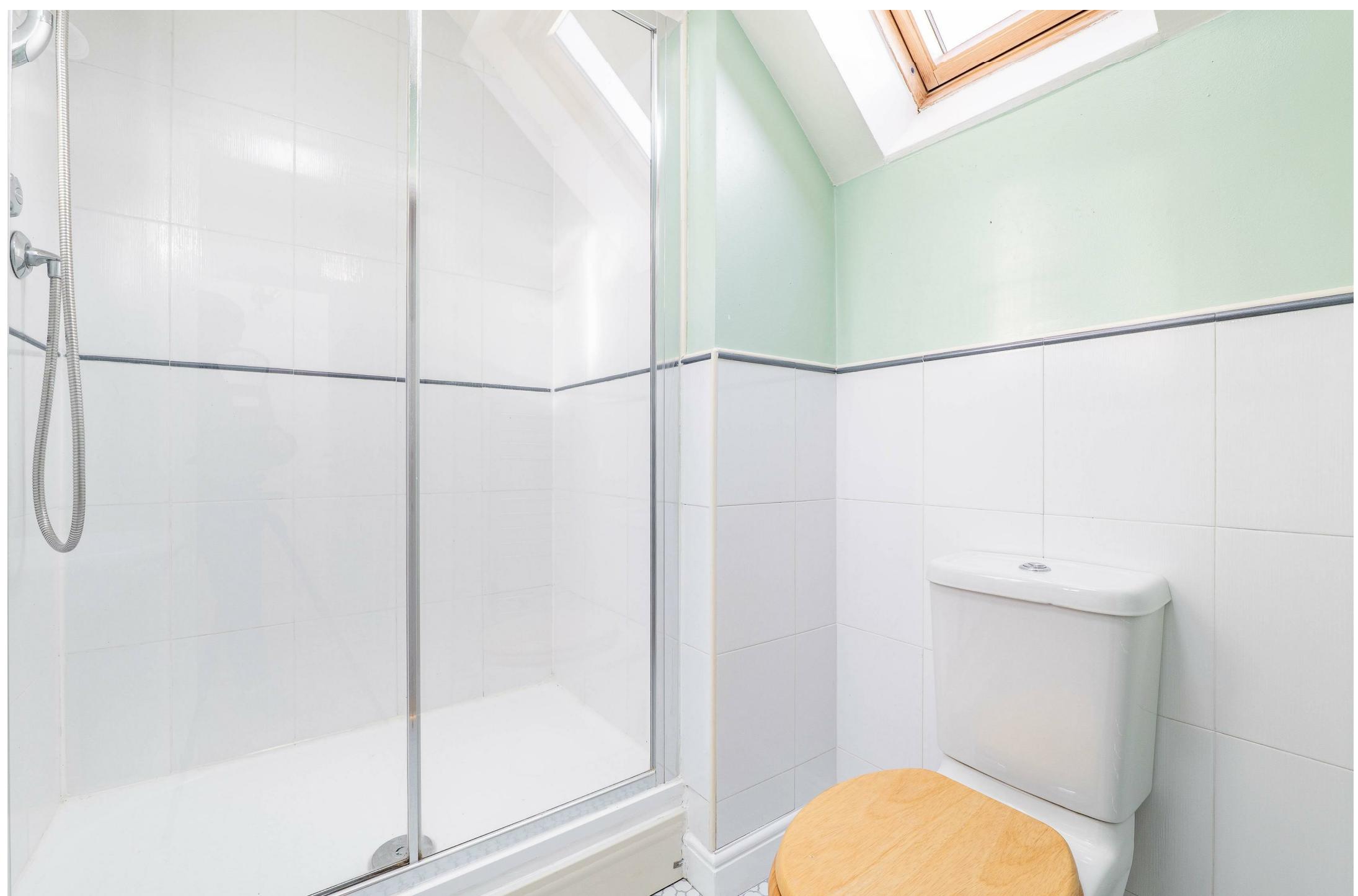










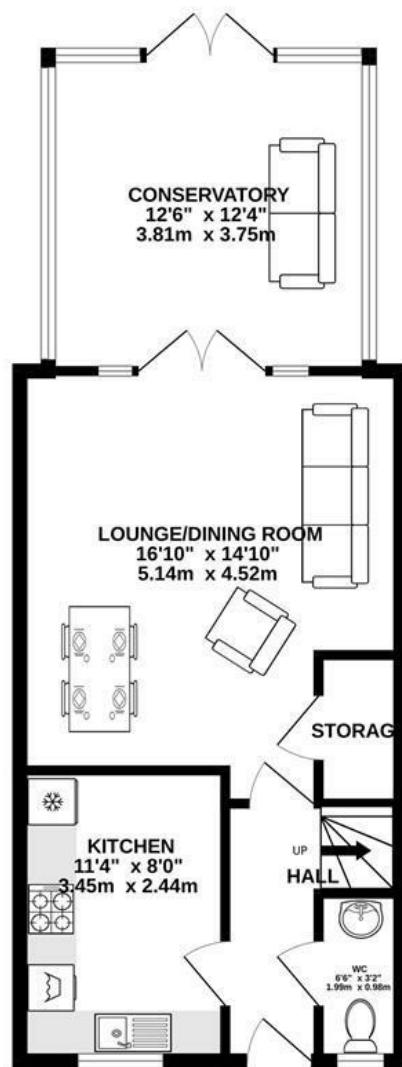




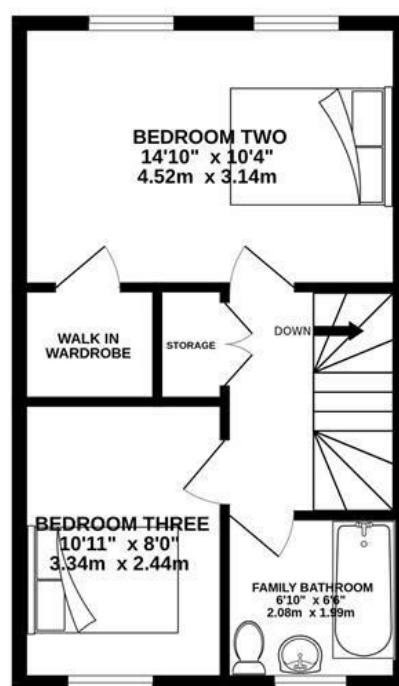


# BEN ROSE

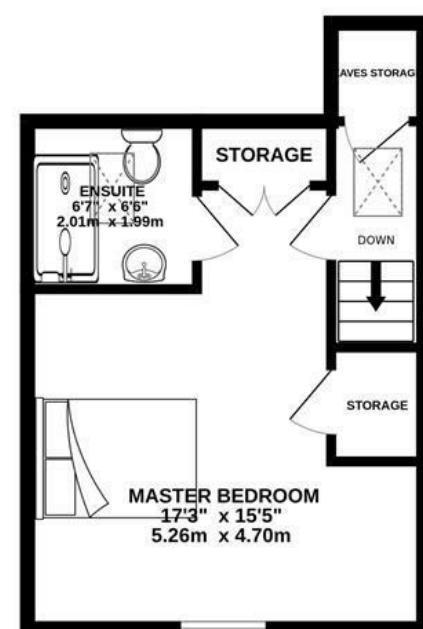
GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



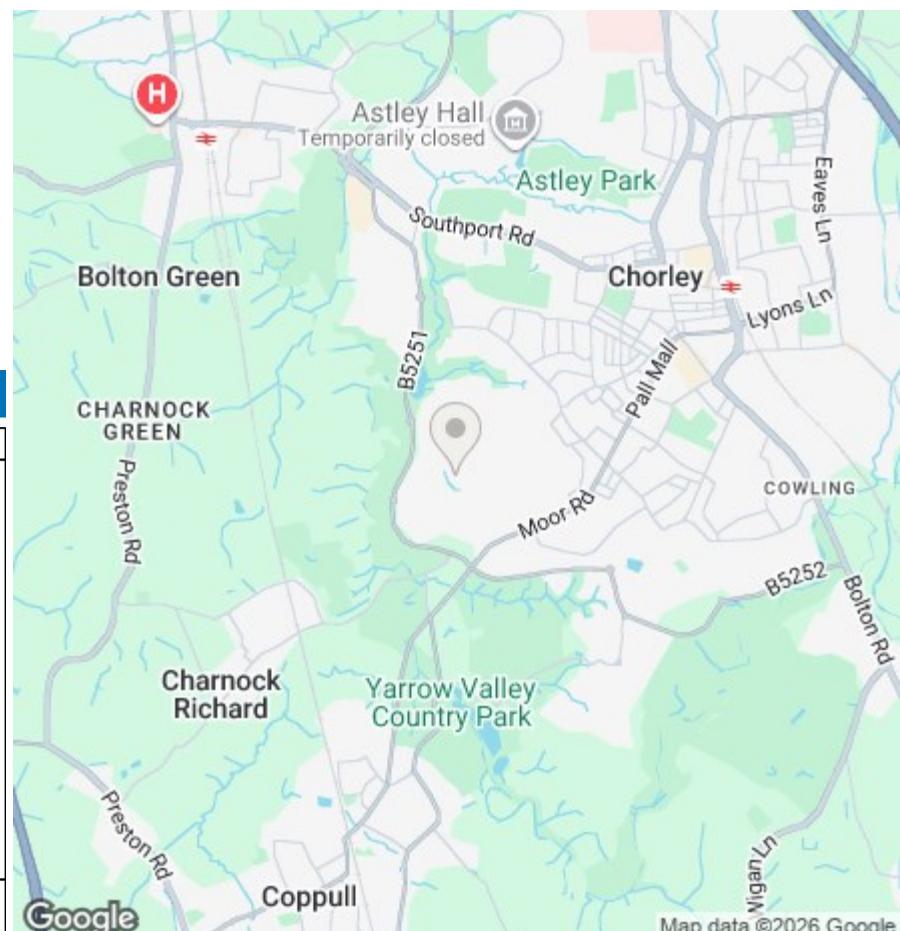
2ND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 1252 sq.ft. (116.3 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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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		
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	