



## Church View, Withnell, Chorley

**Offers Over £499,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, located in the picturesque village of Withnell. This delightful home is nestled in a sought-after rural setting, Withnell boasts a blend of countryside tranquility and convenient access to nearby towns and cities, including Chorley and Blackburn. The village benefits from excellent travel links, with easy access to the M65 and M61 motorways, as well as nearby bus routes providing connections to surrounding areas. Additionally, Withnell is within close proximity to stunning nature walks, local pubs, and reputable schools, making it a great choice for families and commuters alike.

Stepping inside, you are welcomed into practical entrance porch which leads into the front lounge. This cosy living area with a multi-fuel stove and front facing window, as well as built in bookshelves offers the perfect retreat for relaxing. Continuing through you will find the bright and spacious kitchen with an eye-catching Everhot 90i Cooker. The sale price of the house does not include the cooker however the current owners have said that they are happy to negotiate a price that would include it. The kitchen boasts ample worktop space and an area for a freestanding appliance or storage. Adjacent is a practical utility room that could be utilised for a variety of uses with room for more freestanding units. Completing this floor is the substantial lounge / dining room spanning the whole length of the house. With several windows and a set of double doors, this room is anything but cramped and during the later parts of the day is flooded with natural light.

Moving upstairs, the landing leads to Three well-proportioned bedrooms, each offering ample space for storage and furnishings. The master bedroom is generously sized and boasts its own ensuite, while the third bedroom features large practical cupboards. Completing the floor is a modern four-piece family bathroom.

Externally the property boasts a tranquil retreat with a tiered garden to the rear and an open garden that is a real sun trap to the side. The Garden consists of both paved and grassed areas. There is a higher leveled area with a wood store and an oil store for the oil-fired central heating. To the front is a double driveway as well as parking in front of the house offering off the road parking. Overall this house would make an ideal place to call home for anyone looking for a more peaceful lifestyle in one of the more scenic parts of the Chorley District.



































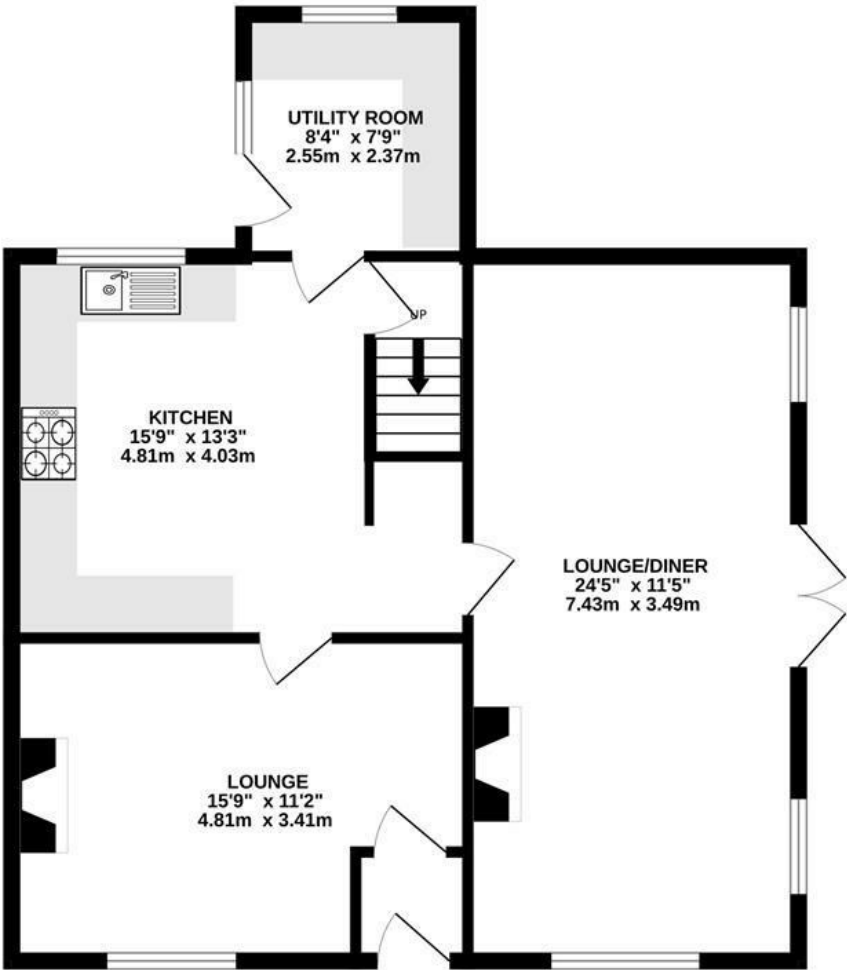




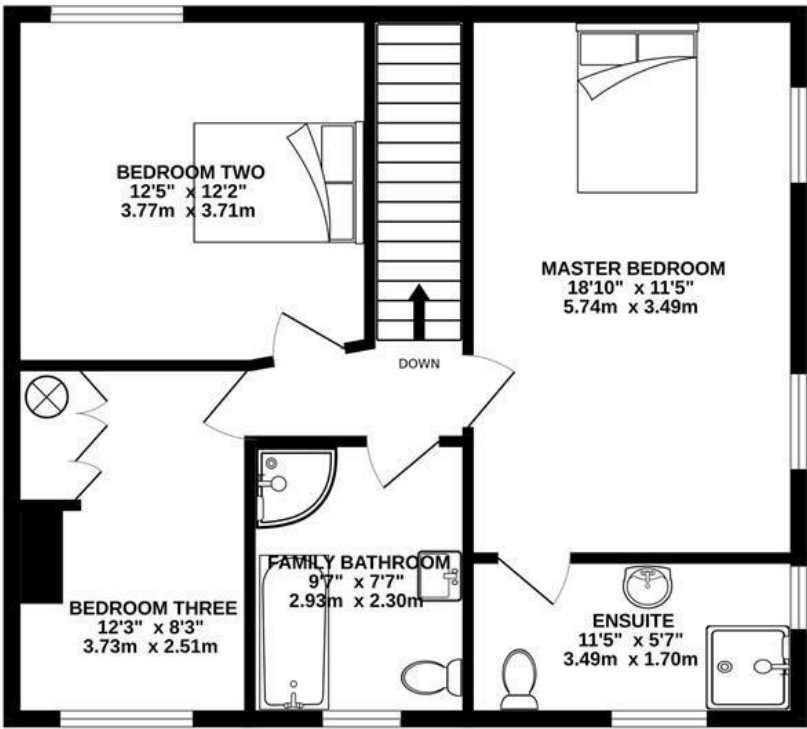




GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1374 sq.ft. (127.7 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		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	
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 

