



St. Helens Road, Whittle-Le-Woods, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached bungalow, situated in the highly sought-after village of Whittle-Le-Woods. This well-presented home is conveniently located close to excellent local schools, shops, and amenities, as well as scenic nature walks right on the doorstep. The nearby towns of Chorley and Leyland are just a short drive away, while residents will also benefit from excellent transport links, including local bus routes and easy access to the M6 and M61 motorways.

The property briefly comprises a welcoming entrance porch that leads into a spacious lounge. The lounge is filled with natural light from a large window overlooking the front aspect. Moving through, you enter the central hallway, which provides access to the rest of the home's rooms.

From the hallway, you'll find the contemporary kitchen, featuring an integrated oven, hob, and dishwasher, along with additional space for freestanding appliances. The kitchen leads to a bright and airy conservatory at the rear. This versatile space, currently used as a dining room, offers a wonderful spot to enjoy views of the garden.

The home boasts three well-proportioned bedrooms. The master bedroom benefits from double patio doors that open onto a charming wooden patio. Additionally, this room provides integral access to the garage. Completing the internal layout is a newly fitted three-piece shower room.

Externally, the front of the property features a well-maintained garden and a driveway leading to the attached garage, providing off-road parking. The garage offers additional utility and storage space and has recently been fitted with a new motorized door. The home has also been recently fitted with a new roof and solar panels, improving energy efficiency and reducing utility costs. The rear garden is a generously sized and consists of a laid lawn and raised decking area perfect for adding garden furniture and enjoying the outdoors.





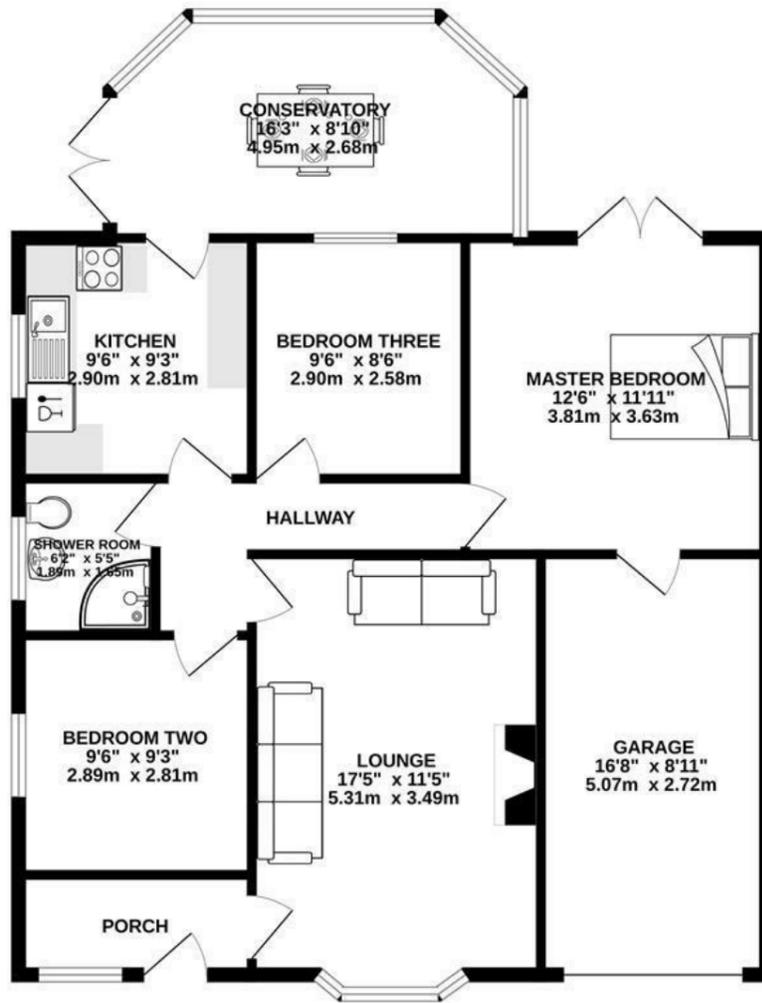








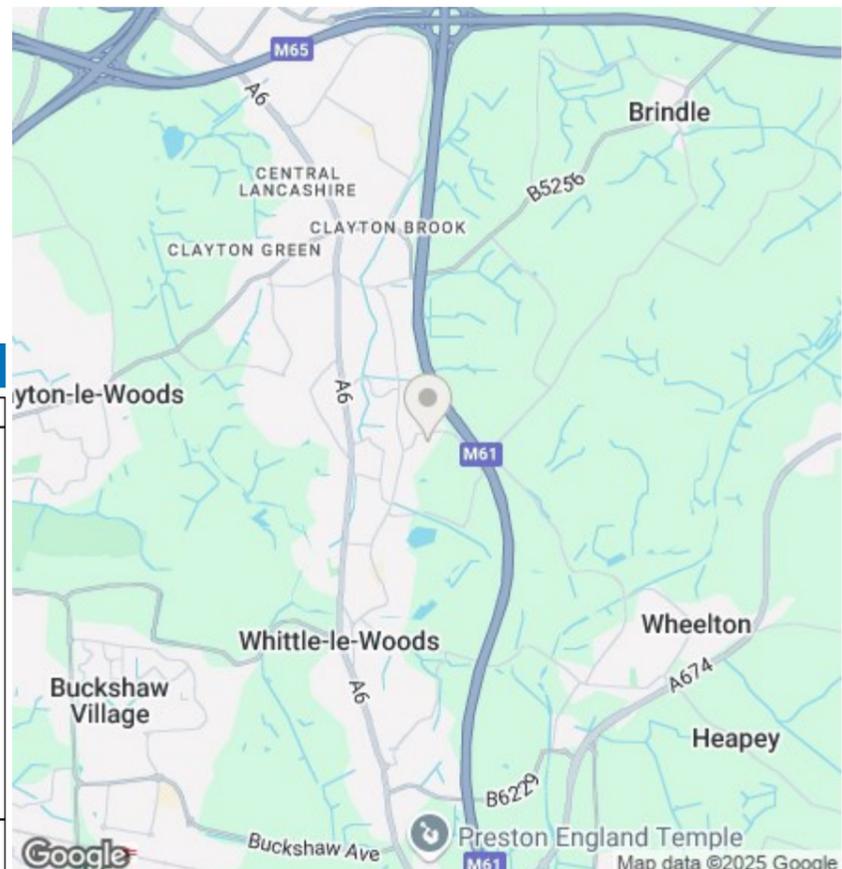
GROUND FLOOR
993 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA: 993 sq.ft. (92.3 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		92
(81-91) B	82	
(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 (CO₂) 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	