



## Chorley Old Road, Whittle-Le-Woods, Chorley

Offers Over £319,995

Ben Rose Estate Agents are pleased to present to market this beautifully extended two bedroom dormer bungalow, located in the highly sought-after area of Whittle-Le-Woods. This charming home offers a perfect blend of modern design and practical family living, making it ideal for those seeking a stylish and versatile property. The area itself is well connected, with excellent travel links including easy access to the M6, M61 and M65 motorways, as well as nearby bus routes and Chorley train station for commuters. Families will also benefit from being close to a range of highly regarded schools, local shops and supermarkets, while the stunning countryside of the Lancashire countryside, Cuerden Valley Park, and the amenities of both Chorley and Preston are only a short drive away.

Stepping inside, you are welcomed by a spacious reception hall that provides access to most of the ground floor rooms, with the staircase positioned just off. Towards the front, the cosy lounge offers a warm and inviting space for relaxation, while bedroom two sits opposite, providing a flexible option for use as a guest room or home office. Moving further along the hall, you'll find a convenient utility room, alongside the first of the two family bathrooms. This stylish three-piece suite includes an over-bath shower, integrated shelving and ample storage. To the rear lies the heart of the home – a stunning open-plan kitchen/diner/snug. The kitchen itself boasts a range of integrated appliances, complemented by a central island with breakfast bar seating for two. Flowing seamlessly into the dining and snug areas, this space is perfect for both everyday family life and entertaining. Large bi-folding doors open directly out to the garden, beautifully merging the indoors with the outdoors.

The first floor is dedicated to the impressive master suite. The generously sized bedroom benefits from fitted wardrobes and a Juliette balcony, offering a delightful view over the garden. Adjoining the bedroom is a private dressing room, providing excellent storage and functionality. Completing this level is the second family bathroom, fitted with a modern four-piece suite including a freestanding bath, walk-in shower, and contemporary finishes throughout – adding a touch of luxury to the home.

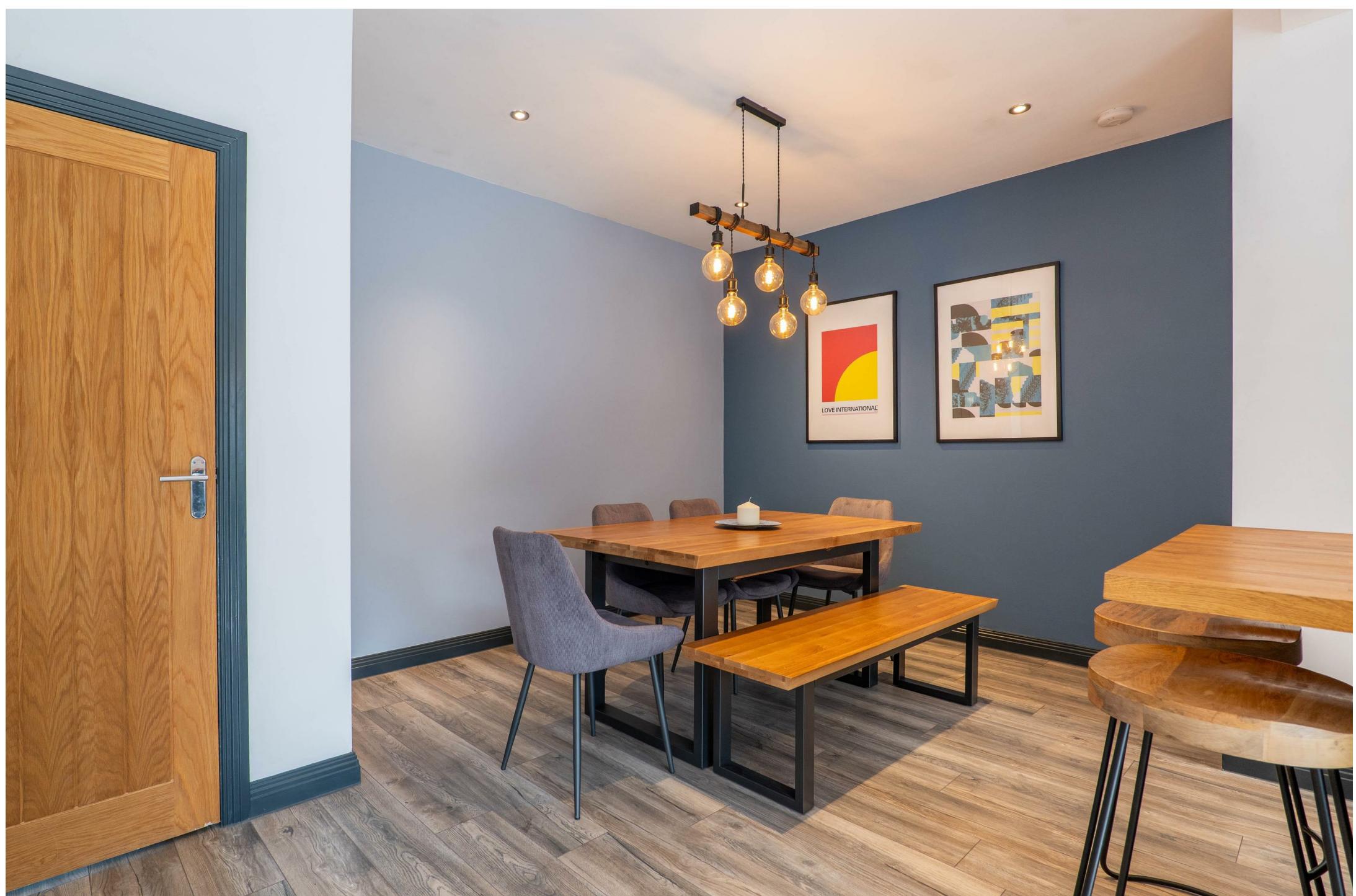
Externally, the property offers fantastic kerb appeal with a driveway to the front providing off-road parking for up to three vehicles. The rear garden is beautifully landscaped and designed to make the most of its multi-tiered layout. Directly off the property is a stylish seating area, leading up to a well-kept lawn. Towards the far end, a decked patio provides an additional entertaining space, perfectly positioned to enjoy the view back towards the house. Completing the garden is a summer house with power and lighting, ideal for use as a home office, studio, or relaxing retreat.

This property perfectly balances modern living with a thoughtful layout, making it a truly desirable family home in a fantastic location.



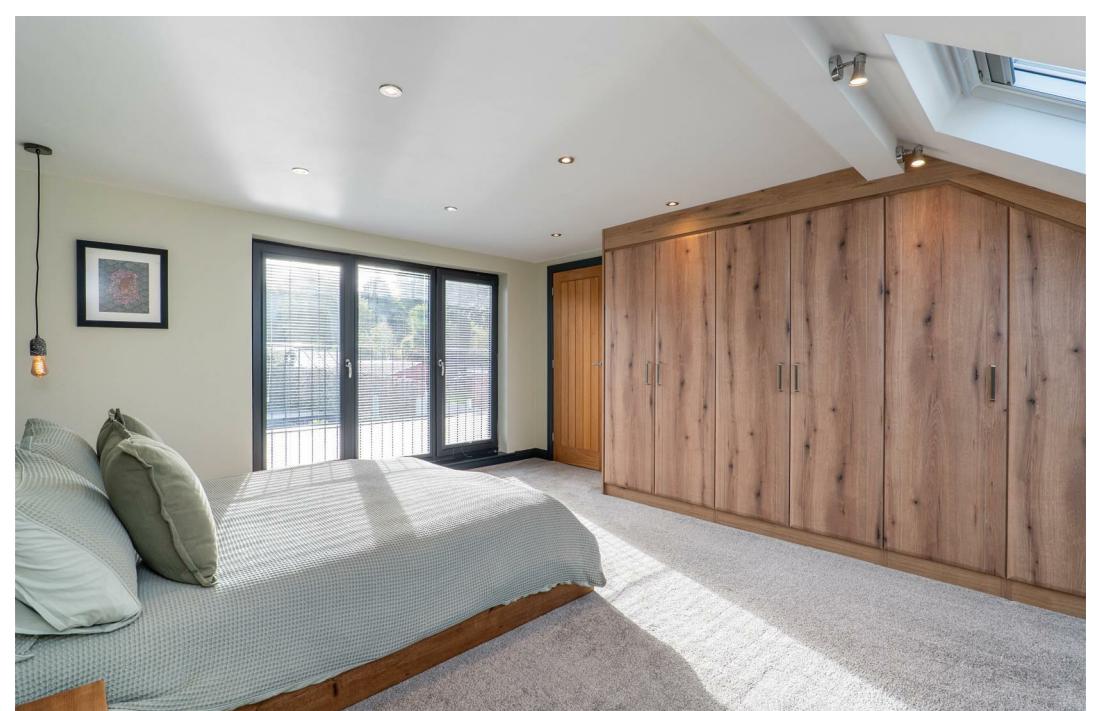
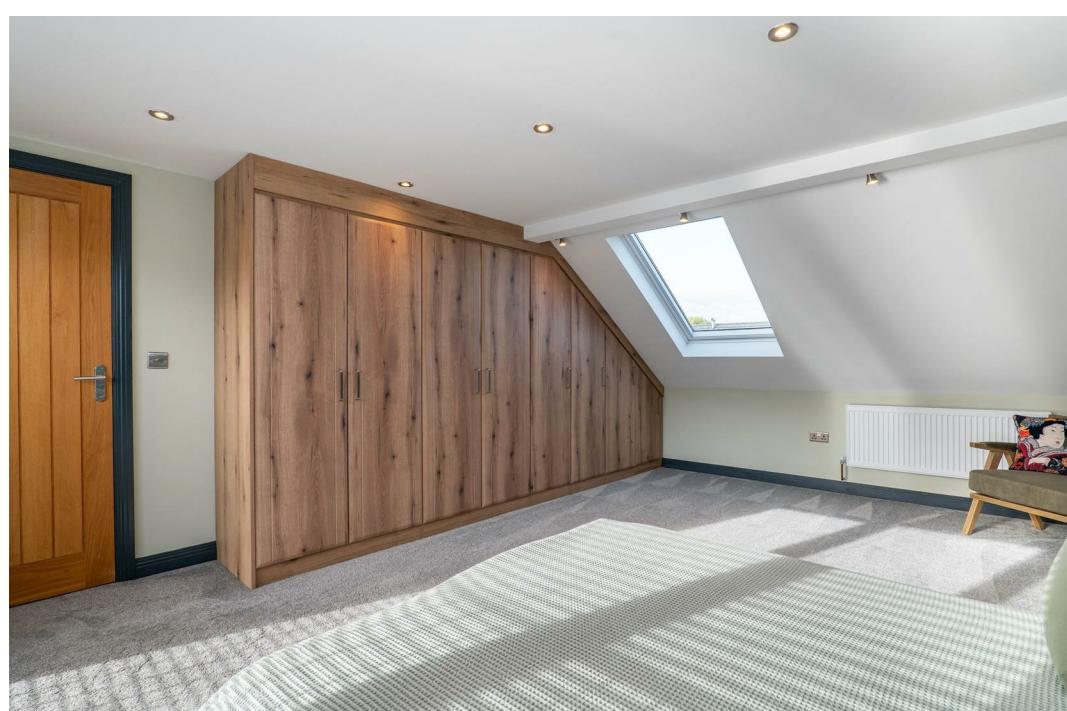












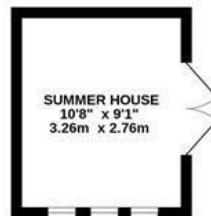




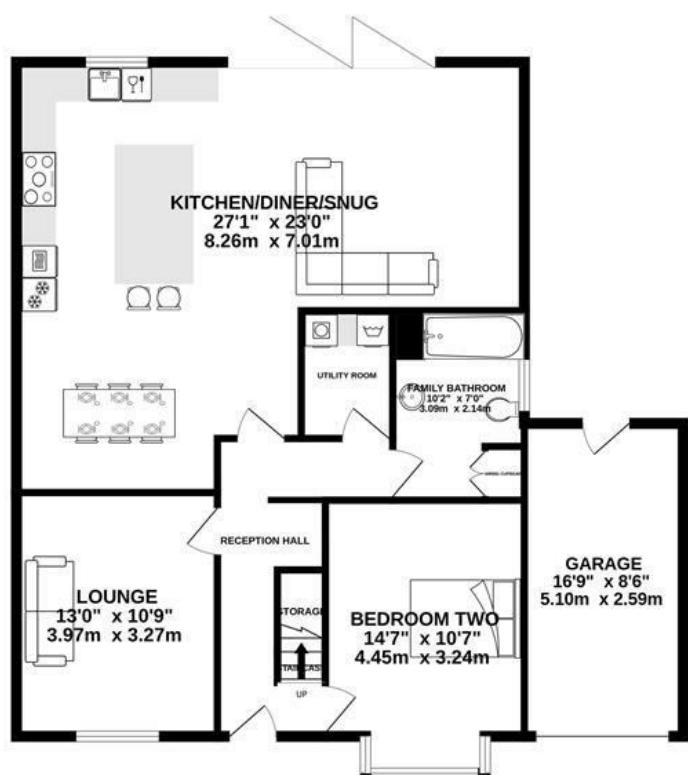
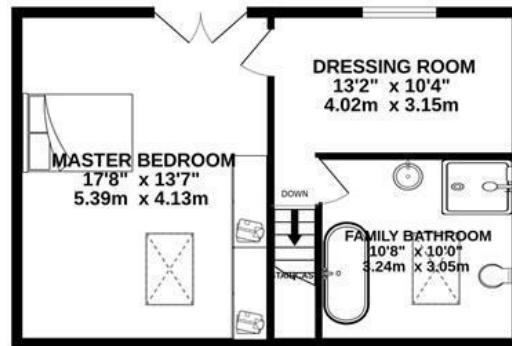


# BEN ROSE

GROUND FLOOR  
1223 sq.ft. (113.6 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1696 sq.ft. (157.6 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<br>(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              |                         |           |
| <b>England &amp; Wales</b>                               | EU Directive 2002/91/EC |           |

## Environmental Impact (CO<sub>2</sub>) Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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              |                         |           |
| <b>England &amp; Wales</b>   | EU Directive 2002/91/EC |           |

