BEN ROSE



Riley Place, Whittle-Le-Woods, Chorley

Offers Over £529,995

Ben Rose Estate Agents are pleased to present to market this spacious and beautifully presented four-bedroom detached property, situated on an enviable corner plot within a highly sought-after area of Whittle-Le-Woods. Being marketed with NO ONWARDS CHAIN, it offers generous living accommodation throughout, this versatile family home is ideal for growing families seeking both comfort and convenience. The property enjoys a prime location close to excellent local schools, shops, supermarkets, and everyday amenities, whilst also benefiting from fantastic travel links via the nearby M6 and M61 motorways, making commuting to surrounding towns and cities effortless.

Upon entering the home, you are welcomed by a bright and inviting entrance hall which leads through to the spacious lounge. This elegant reception room benefits from a large front-facing window, allowing plenty of natural light to flood the space and create a warm and airy atmosphere. To the rear of the property, you'll find the stunning open-plan kitchen/dining area, fitted with a range of integrated appliances including an oven, hob, dishwasher, and fridge freezer, all complemented by attractive granite worktops throughout. The dining area offers ample space for a large family dining table and enjoys direct access to the rear garden via patio doors, making it perfect for both everyday living and entertaining. Just off the kitchen is a practical utility room with space for a washer and dryer, along with a convenient downstairs WC located off the main hallway.

To the first floor, the property continues to impress with four well-proportioned bedrooms. The generous master bedroom benefits from fitted wardrobes and a modern three-piece ensuite featuring a walk-in shower. Bedroom two also includes fitted wardrobes and enjoys pleasant views over the nearby valley. The remaining bedrooms offer flexible accommodation suitable for children, guests, or home office use. Completing the first floor is the contemporary three-piece family bathroom.

Externally, the property occupies a substantial corner plot with an extensive driveway to the front providing off-road parking for multiple vehicles and leading to the double integrated garage. To the rear is a beautifully private and secluded garden, mainly laid to lawn and complemented by a decking area, patio seating space, and a charming pizza oven — creating the perfect outdoor setting for relaxing or entertaining during the warmer months. This exceptional home offers a wonderful balance of indoor and outdoor living in a highly desirable residential location.









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GROUND FLOOR
1026 sq.ft. (95.3 sq.m.) approx.

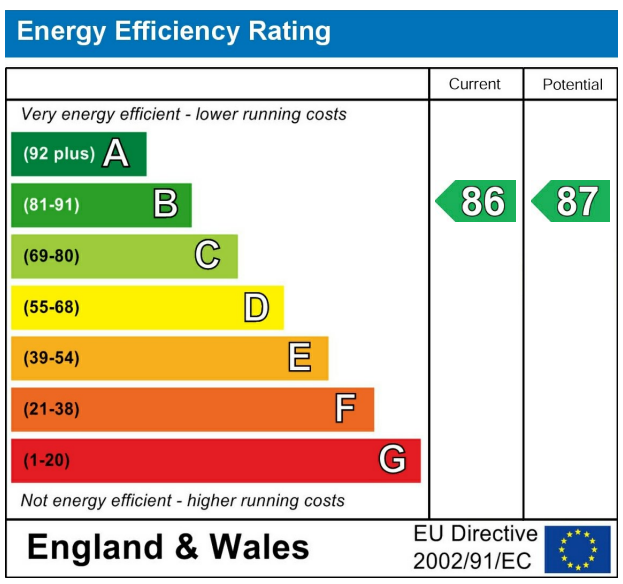
1ST FLOOR
668 sq.ft. (62.0 sq.m.) approx.

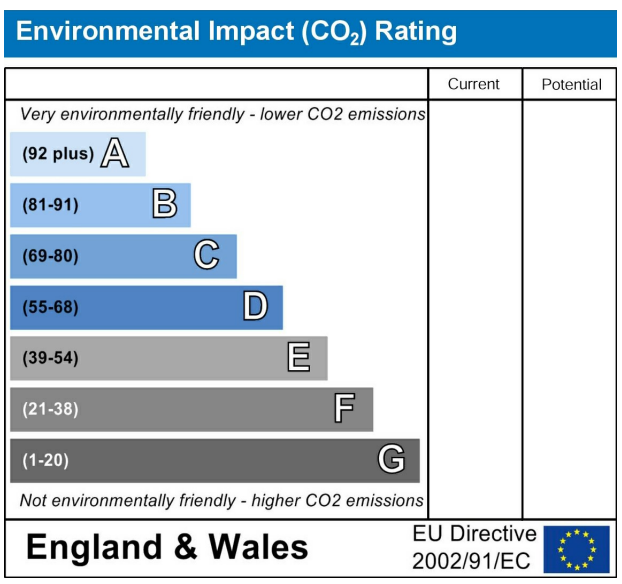


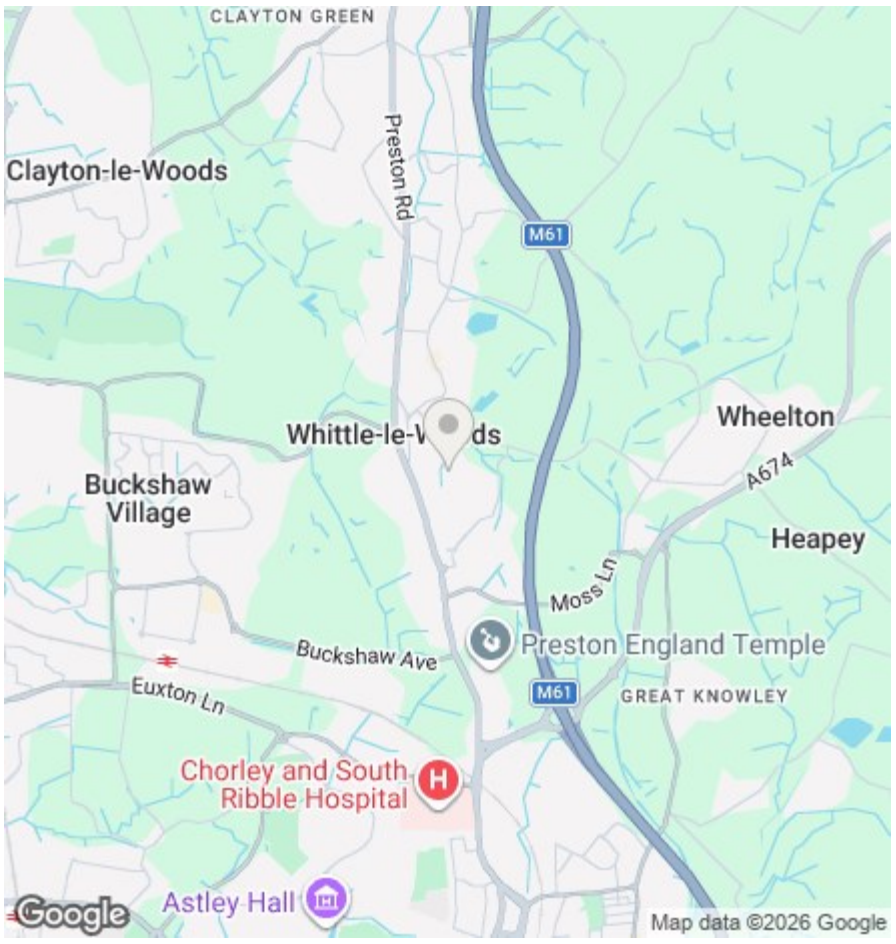
TOTAL FLOOR AREA : 1694 sq.ft. (157.4 sq.m.) approx.

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.







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