



Waterhouse Green, Whittle-Le-Woods, Chorley

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this well-presented four-bedroom detached home, situated within the highly sought-after area of The Square in Whittle-le-Woods. Offering flexible and spacious accommodation throughout, this attractive property is perfectly suited to families and couples alike. The home enjoys a peaceful position whilst remaining conveniently close to a range of local amenities, including village shops, reputable schools, traditional pubs and everyday conveniences. Excellent transport links are also nearby, with easy access to Chorley, Wheelton, Preston and Manchester, as well as Buckshaw Parkway railway station and the M61, M65 and M6 motorways, making commuting straightforward.

Entering the property via the side entrance hall, you are welcomed into a practical and inviting space with access to the convenient ground floor WC. To the rear of the home is the spacious full-width lounge, centred around a feature gas fireplace and offering a wonderful setting for relaxing and entertaining. Sliding doors open into the impressive conservatory, which spans the full width of the property and provides versatile space for dining and additional seating, with French doors leading out to the garden. To the front is the fitted kitchen, whilst the third bedroom offers excellent flexibility and benefits from a door opening directly onto the front paved garden.

To the first floor, a generous landing with a striking feature window creates a bright and airy feel. The master bedroom benefits from fitted wardrobes and a private en-suite shower room. There are two further well-proportioned double bedrooms, alongside a modern fully tiled shower room featuring a three-piece suite, double sink vanity unit and contemporary LED mirrors. The property also benefits from a boarded loft, providing useful additional storage space.

Externally, the property boasts a paved front garden and a driveway providing off-road parking for up to three vehicles. To the rear, the private garden is mainly laid to lawn with mature shrubs and trees creating a pleasant outlook, whilst enjoying the added benefit of not being overlooked. Combining versatile living space, a desirable location and excellent outdoor areas, this is a wonderful home ready for its next owners.















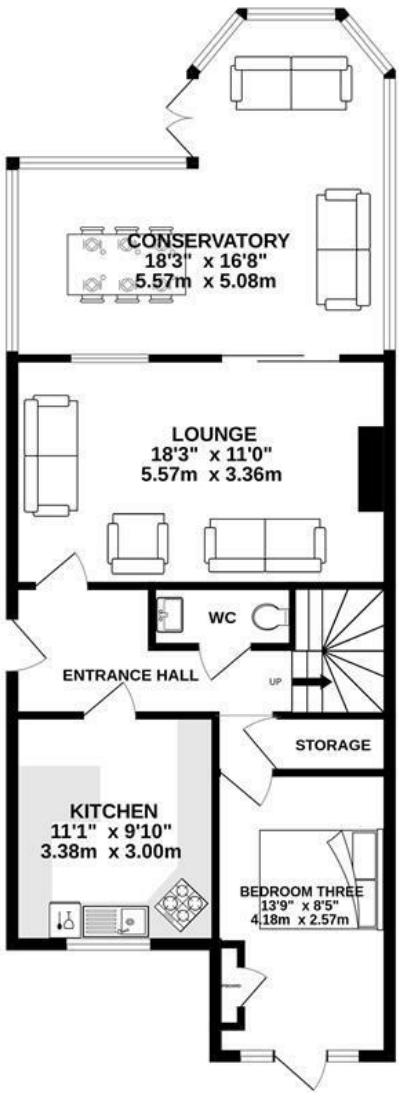




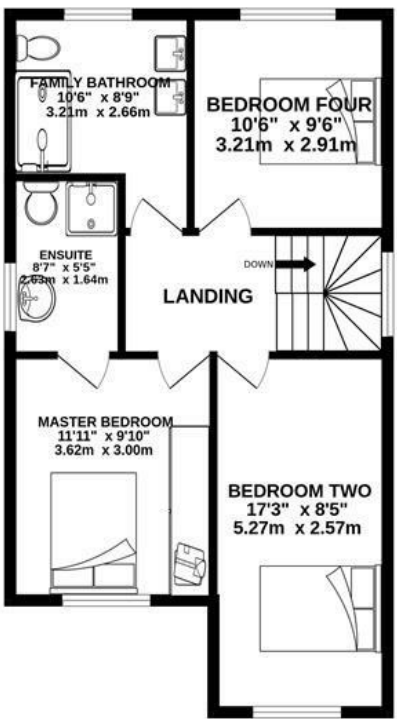


BEN ROSE

GROUND FLOOR
794 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1357 sq.ft. (126.1 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	73	84
(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 ₂) 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

