



**Berry Avenue, Whittle-Le-Woods, Chorley**

**Offers Over £549,995**

Ben Rose Estate Agents are delighted to present to the market this immaculately presented five-bedroom detached home, located in the highly sought-after area of Whittle-Le-Woods. Nestled in a quiet cul-de-sac, this stunning property offers an abundance of space and versatility, making it an ideal choice for families. Perfectly positioned, the home is within close proximity to outstanding local schools, convenient shops, and a wealth of amenities. Its excellent transport links, with easy access to the M6 and M61 motorways, further enhance its appeal.

Stepping into the property, you are welcomed into a spacious entrance hallway, which features a convenient WC, a cloakroom, and stairs leading to the upper level. The hallway also provides access to most of the ground floor rooms, including integral entry to the attached garage.

To the right, you'll find a generous lounge with a feature fireplace and a beautiful bay window overlooking the front aspect. Moving through the home, the open-plan kitchen and dining area are situated at the rear, offering a bright and airy space. The modern fitted kitchen includes integrated appliances such as double fridge and freezer, an oven, a hob, and a dishwasher, along with smart storage solutions. The dining area comfortably accommodates a large family dining table, while bi-folding doors open directly onto the rear garden.

Adjacent to this space is a practical utility room, providing additional room for freestanding appliances, with a single door leading outside. Completing the ground floor is a versatile family room, currently used as a second sitting area. Featuring double patio doors that open to the garden, this flexible space can also function as a playroom, games room, office, or snug. The ground floor is also equipped with underfloor heating, ensuring consistent warmth throughout.

Upstairs, you'll find five well-proportioned bedrooms, four of which are doubles, all benefiting from integrated storage. The master bedroom and bedroom two both boast en-suite shower rooms. A stylish three-piece family bathroom with an over-bath shower completes this floor.

Externally, the front of the property enjoys lovely open views, with a private driveway providing off-road parking and access to the attached garage. To the rear, the beautifully maintained south-facing garden features a paved patio and a raised lawn—perfect for outdoor relaxation and entertaining.

We highly recommend arranging a viewing at your earliest convenience to avoid missing out on this exceptional property.



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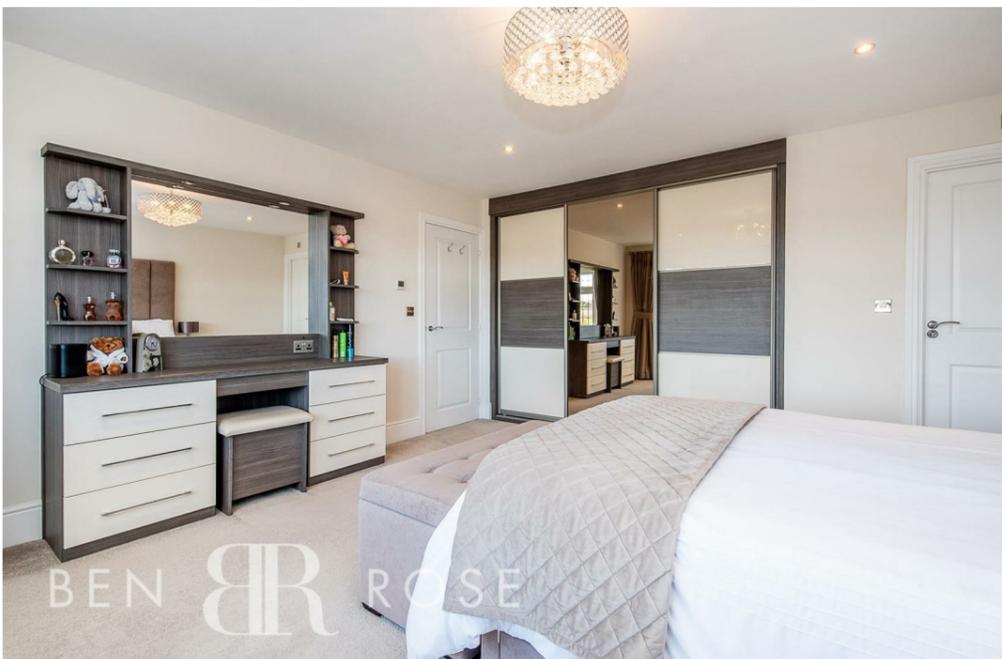
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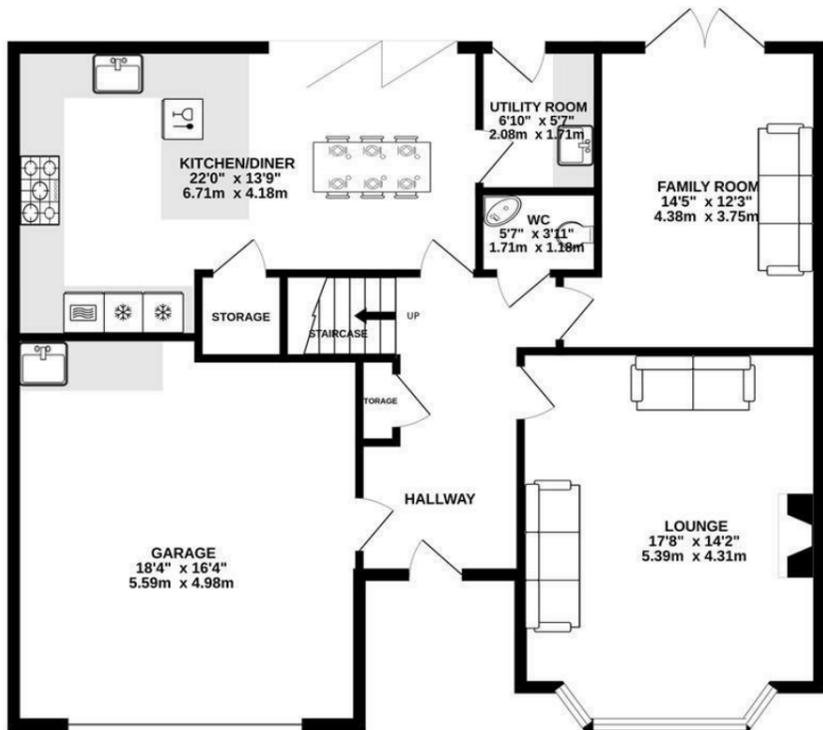




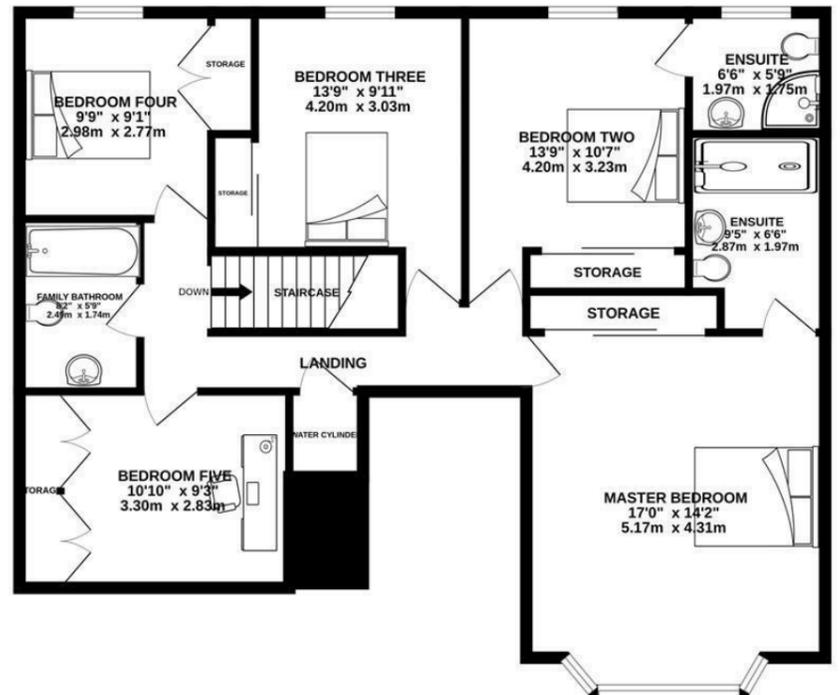




**GROUND FLOOR**  
1153 sq.ft. (107.1 sq.m.) approx.



**1ST FLOOR**  
1009 sq.ft. (93.7 sq.m.) approx.

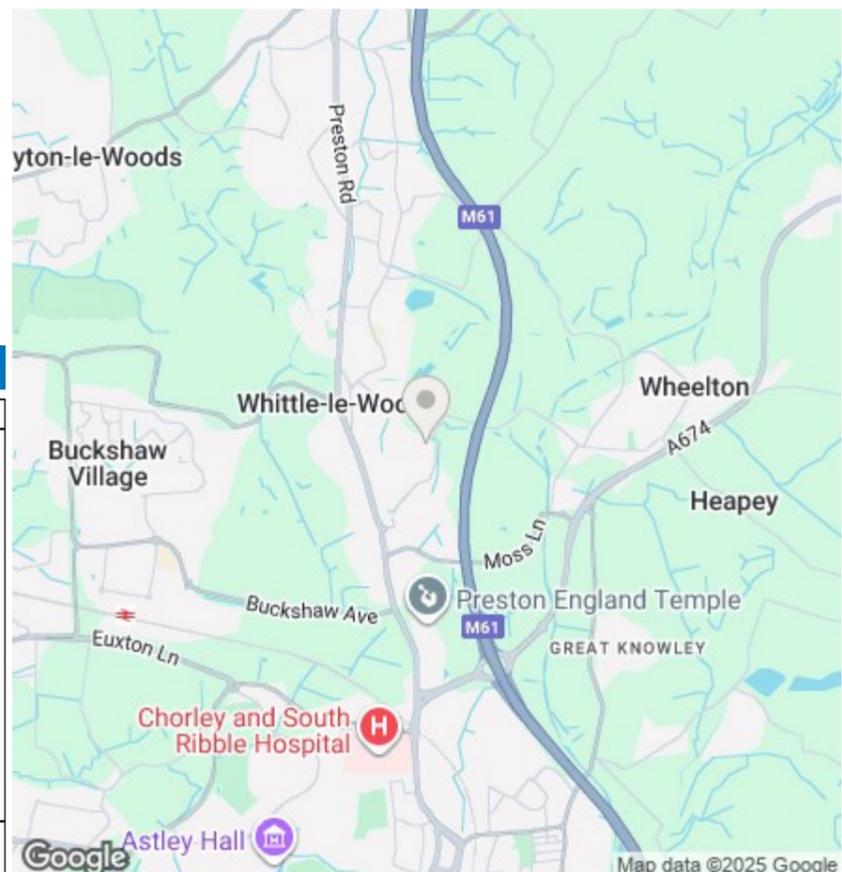


TOTAL FLOOR AREA : 2161 sq.ft. (200.8 sq.m.) approx.

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) <b>A</b>		<b>90</b>	<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	