



TOTAL FLOOR AREA : 82.72 sq. m. (890.39 sq. ft.) 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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Town Lane, Whittle-Le-Woods, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this delightful, two bedroom cottage in the much sought after village of Whittle-Le-Woods. This traditional, feature filled home would be ideal for a first time buyer or a someone looking to downsize, with its close proximity to the local schools, shops and amenities. There is also fantastic travel links via local bus routes to nearby towns and cities and nearby the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly welcoming you into the spacious and cosy front lounge with its traditional beam ceiling and brick fireplace. This room then opens through into the kitchen/diner via the French doors. The kitchen features an integrated hob/oven as well as space for other freestanding appliances to be fitted. There is also space for a dining table and access to the open staircase from here. Keeping in theme with the traditional cottage features, the kitchen also gives access to the garden via the stable-style door.

Moving upstairs, you'll find the two bedrooms with master offering generous living space. You'll also find the modern three piece shower room here.

Moving up again, you'll enter into the loft room. This space would be perfect as a home office with a Velux window.

Externally, to the front of the property is space for on-road parking. To the rear is a picturesque garden that extends back to the fence line. It features four levels of seclusion with multiple patio areas, space for a shed and exposed stonework. Ideal for summer gatherings.



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	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	80
(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	
EU Directive 2002/91/EC	

