



## **Gorse Close, Whittle-Le-Woods, Chorley**

**Offers Over £244,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom detached home located in a secluded area of Chorley, Lancashire. Situated in a peaceful setting, this property offers a fantastic opportunity for those looking to create their ideal home, as it is being offered with NO CHAIN. The home is conveniently located close to local amenities, including schools, shops, and leisure facilities, with easy access to nearby travel links. Chorley Train Station is just a short drive away, and the M61 motorway offers swift connections to Preston, Manchester, and surrounding towns, making this an ideal location for commuters.

As you enter the property, you are greeted by a welcoming reception hall that leads into the spacious lounge, flooded with natural light thanks to its dual-aspect windows. Moving through the home, you'll find the kitchen, which provides direct access to the garage, offering great potential for conversion into additional living space. The home also benefits from a cellar, perfect for extra storage or as a blank canvas for a future project.

Upstairs, the first floor features three well-proportioned bedrooms. The master bedroom boasts integrated storage and offers delightful views over the rear garden and fields beyond, creating a serene retreat. The family bathroom is spacious, with a five-piece suite.

Externally, the home offers a driveway with space for one car, leading to a single integrated garage with further potential for development. In front of the property, there is additional parking for two more vehicles. To the rear, the secluded garden is an idyllic spot, with a well-maintained lawn and a seating area perfect for enjoying the peaceful surroundings and views of the adjacent fields. This home represents a fantastic project opportunity, ideal for buyers looking to make it their own.







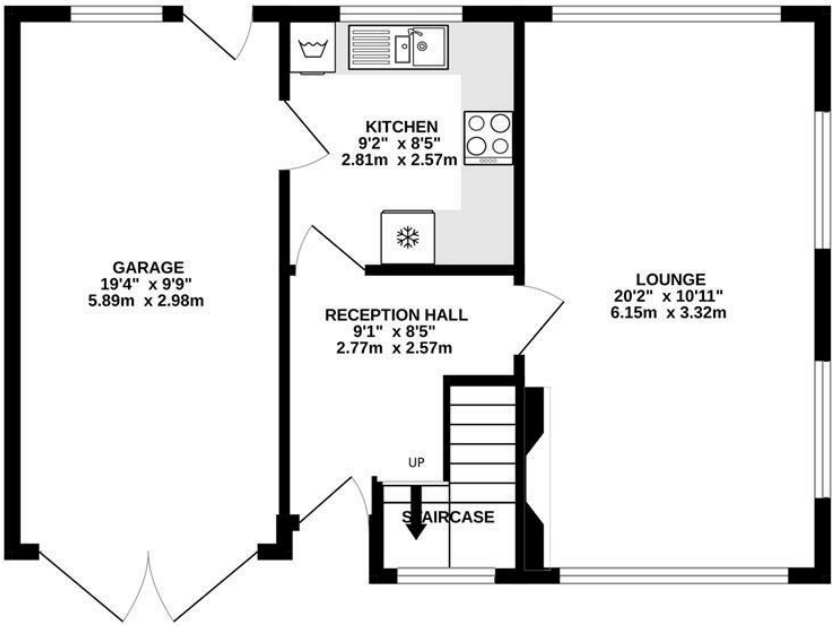




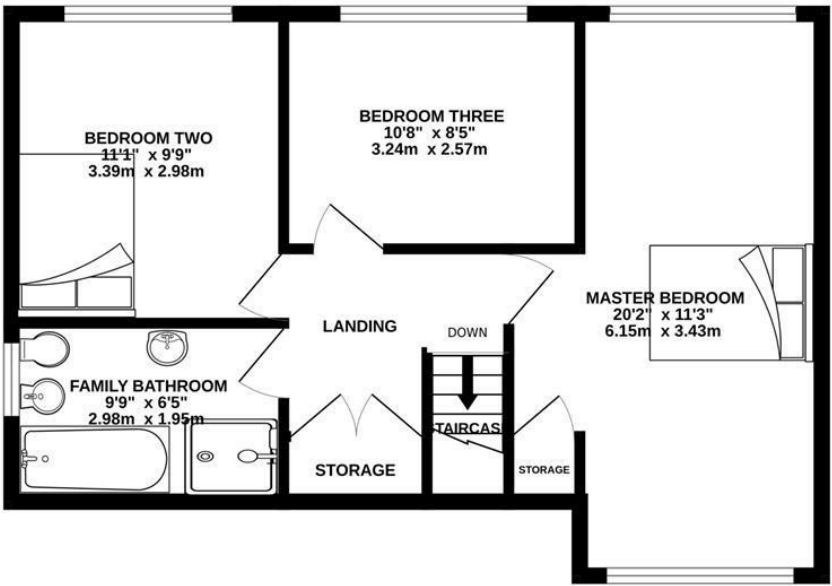


# BEN ROSE

GROUND FLOOR  
567 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.




TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 