



**Dunham Drive, Whittle-Le-Woods, Chorley**

**Offers Over £189,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom end-terrace home, ideally suited to couples and first-time buyers, located in the highly sought-after area of Whittle-Le-Woods, Chorley. This delightful property offers a warm and inviting feel throughout, combining modern living with a homely atmosphere. Positioned within easy reach of a range of local amenities, including shops, cafés and well-regarded schools, the home also benefits from excellent travel links. Nearby bus routes and easy access to the M61 and M6 motorways make commuting straightforward, while Chorley town centre and Buckshaw Village are just a short drive away, offering further retail, dining and leisure facilities. Train stations such as Buckshaw Parkway also provide convenient connections to larger cities including Preston, Manchester and beyond.

Upon entering the home, you are welcomed straight into a spacious and open plan lounge and kitchen area, creating a sociable and versatile living space. The lounge enjoys plenty of natural light and features a stylish wall-mounted fire, adding a cosy focal point to the room, while the stairs are neatly positioned to provide access to the first floor. The kitchen is well-equipped with a range of integrated appliances and offers ample worktop space, along with a practical breakfast bar that is perfect for casual dining or entertaining.

Moving up to the first floor, the property continues to impress with two generously sized double bedrooms. The master bedroom benefits from built-in storage, providing both practicality and convenience. The second bedroom is equally spacious and currently utilised as a dressing room, complete with fitted wardrobes on either side, though it can easily function as a comfortable double bedroom if desired. Completing this floor is the family bathroom, fitted with all the essentials in a clean and functional layout.

Externally, the property boasts a well-maintained frontage with a small lawn and paved walkway, while a driveway to the side provides off-road parking and leads to the detached garage. To the rear, the garden is a true highlight of the home, thoughtfully designed to maximise both space and usability. The paved layout offers ample room for outdoor seating and dining, complemented by a large summer house, a fitted bar with seating, and an electric awning—creating the perfect setting for entertaining guests or relaxing during the warmer months. This fantastic home offers a wonderful balance of indoor comfort and outdoor enjoyment, making it an excellent opportunity for those looking to settle in a desirable and well-connected location.







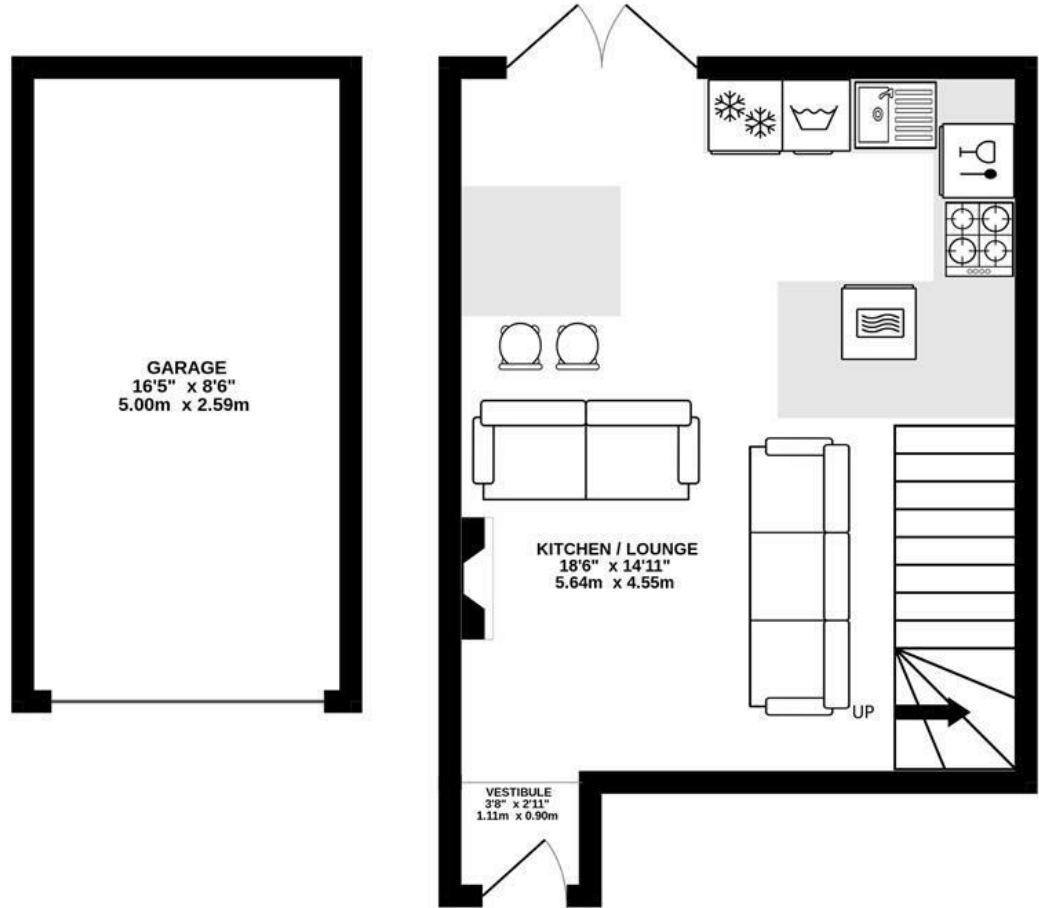




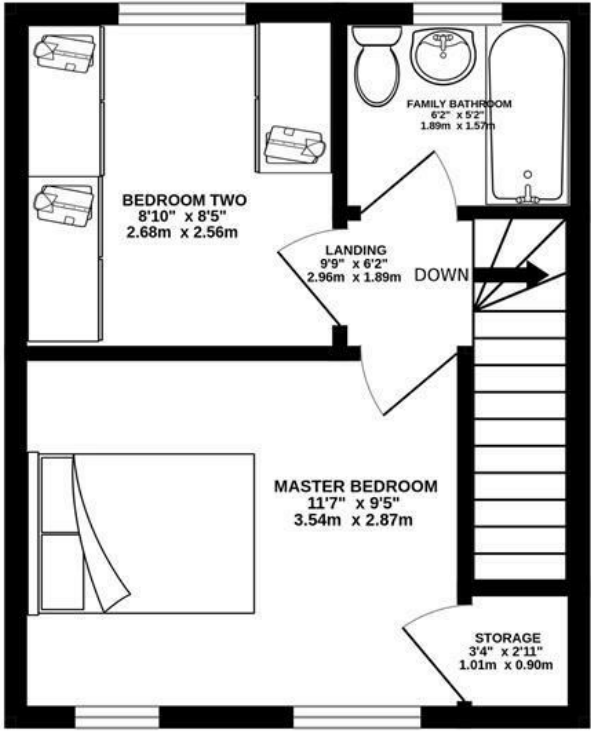


# BEN ROSE

GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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                                 | 71      | 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 |         |           |
| England & Wales                             |         |           |
| 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

