



## Spring Mews, Whittle-Le-Woods, Chorley

**Offers Over £419,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom end of terrace mews, perfectly positioned on a deceptively spacious corner plot within a quiet cul-de-sac in the highly sought-after Whittle Springs of Whittle-Le-Woods, Chorley. Ideally suited to families, this lovely property offers generous living spaces and stunning gardens, all within moments of picturesque walks along the Leeds–Liverpool Canal. The location is exceptionally convenient, with the David Lloyd Gym just a short stroll away, along with local pubs, restaurants, and everyday amenities. Excellent travel links are close by, including Buckshaw Parkway and Chorley train stations, regular bus services, and swift access to the M6 and M61 motorways, as well as nearby towns such as Chorley and Leyland, and easy routes towards Preston and Manchester.

Stepping through the vestibule, you are welcomed into the bright and inviting main reception hall, which provides access to much of the ground floor accommodation. To the rear sits the spacious lounge, a relaxing family space featuring a charming fireplace and double doors that flow seamlessly into the separate dining room – ideal for family meals or entertaining guests. From here, French doors open into the sizeable conservatory, a wonderful year-round room that enjoys beautiful views over the rear garden. The well-appointed kitchen offers a range of integrated appliances, ample worktop space, and the added benefit of a breakfast bar for informal dining. A convenient WC completes the ground floor.

To the first floor, the home offers four generously sized double bedrooms, each providing excellent space for family living. The master bedroom boasts fitted wardrobes and a modern en-suite shower room for added comfort and privacy. The remaining bedrooms are served by a well-presented three-piece family bathroom.

Externally, the property features a driveway leading to the single integrated garage. The rear of the home reveals a standout feature – a beautifully maintained corner plot garden that wraps around to the side, creating an exceptionally private outdoor retreat. Mature hedging and a central tree provide natural screening, while the large lawn and a dedicated seating area in the far corner offer multiple spots to enjoy the sun throughout the day. Altogether, this wonderful family home provides spacious interiors, serene gardens, and an excellent location, making it a fantastic opportunity for those seeking both comfort and convenience.























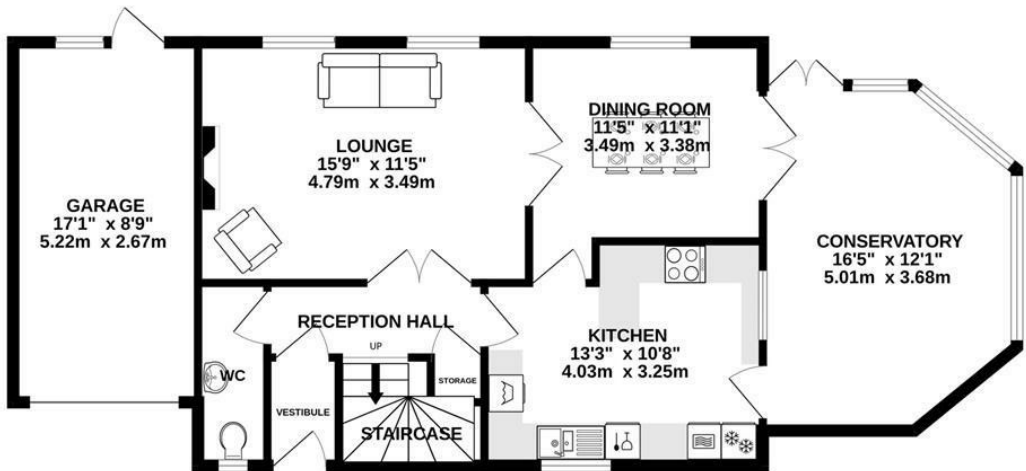




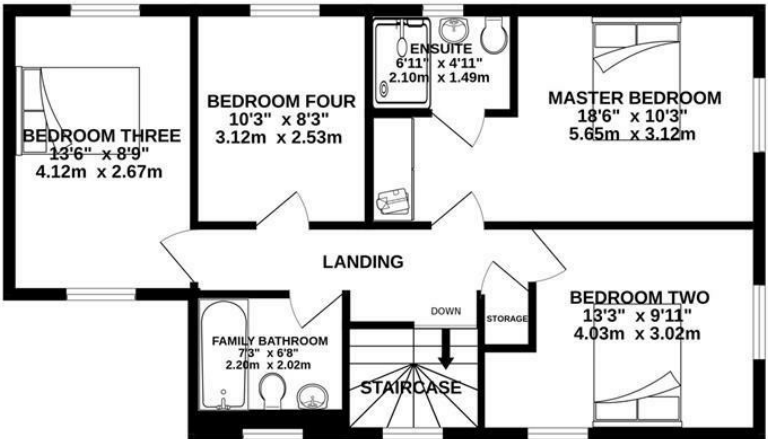


BEN ROSE

GROUND FLOOR  
866 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	74
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	

