



Spring Mews, Whittle-le-Woods, Chorley

Offers Over £159,995

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom ground-floor apartment, positioned within a quiet residential development in the highly sought-after area of Whittle-le-Woods. This lovely home is ideal for first-time buyers, downsizers, or those seeking low-maintenance living in a peaceful yet well-connected location.

Perfectly situated just a short drive from Chorley town centre, the property offers easy access to a wide range of local amenities, well-regarded schools, and picturesque countryside walks, including scenic routes along the nearby Leeds-Liverpool Canal. For commuters, excellent transport links are close at hand, with convenient access to the M61 and M6 motorways, as well as nearby train stations at Chorley and Buckshaw Parkway providing swift connections to Preston, Manchester, and beyond.

Stepping into the property, you are welcomed by a central entrance hallway which provides access to most rooms. To the right, you will find the spacious lounge featuring a charming Opti-mist fire and double windows overlooking the front aspect. The lounge flows seamlessly into the kitchen/diner. The contemporary fitted kitchen has been thoughtfully designed with accessibility in mind and includes convenient pull-out storage, illuminated drawers and cupboards with remote lighting. It is equipped with an integrated frost-free fridge and freezer, oven, hob, and microwave grill. The dining area offers ample space for a family dining table, with double patio doors opening onto the rear garden.

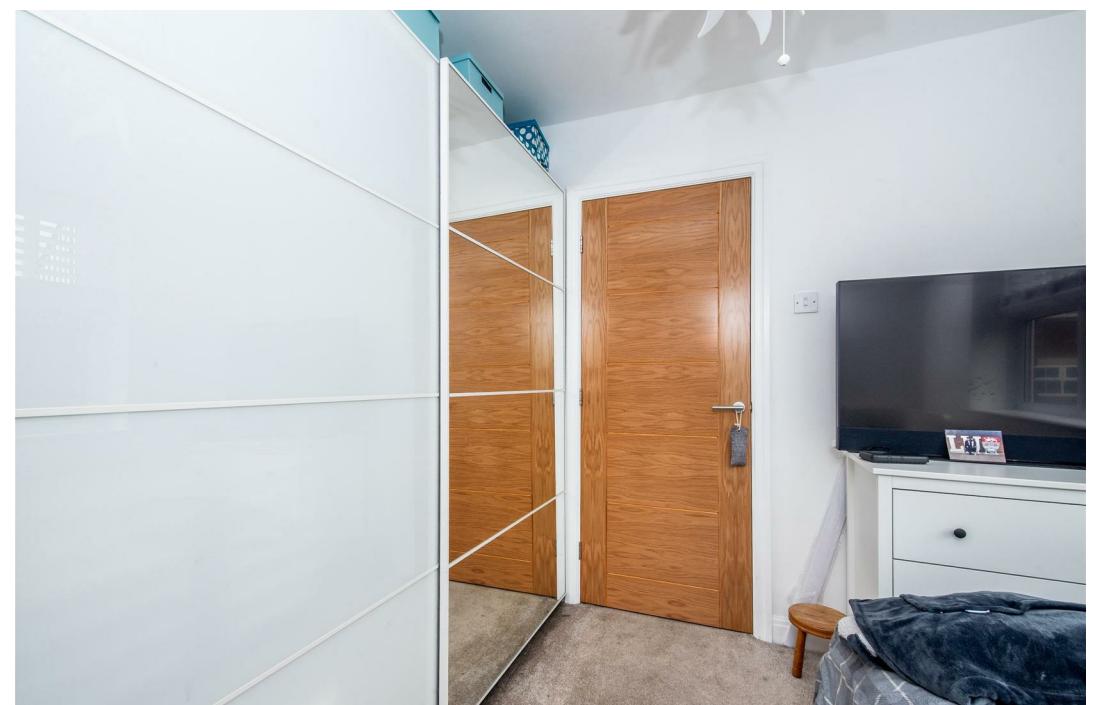
Back through the hallway are two well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage. Additional storage can be found in the hallway, and a modern four-piece family bathroom with a Mira sport shower and wall mounted tooth brush charger/shaver socket completes the interior.

Externally, the property boasts a generous rear garden featuring a low-maintenance flagged patio and stone area—perfect for relaxing or entertaining. Practical additions include outdoor sensor lights to both the front door and rear garden, an exterior double power socket, and both hot and cold water taps in the rear garden, ideal for tasks such as dog washing. A further cold water tap is located to the side of the property, with easy isolation access inside for winter protection. The home also benefits from two allocated parking spaces.

Early viewing is highly recommended to avoid disappointment.







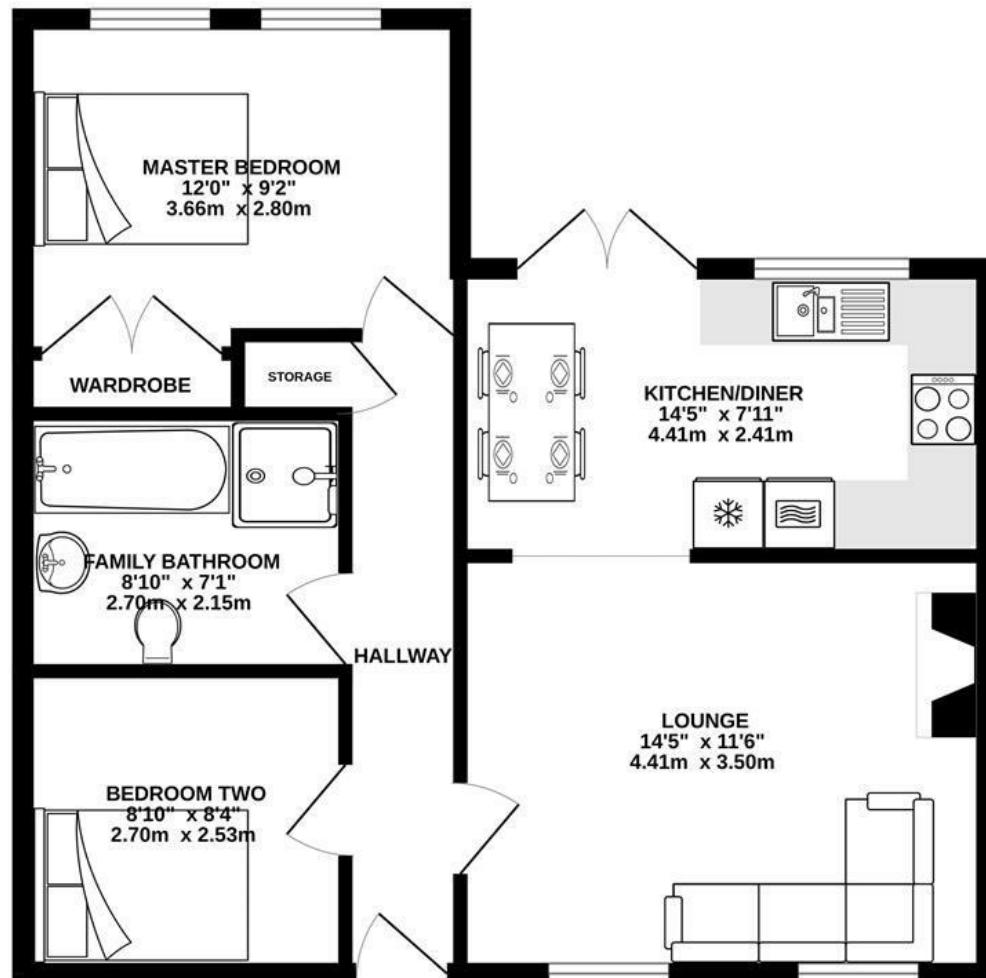






BEN ROSE

GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.6 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	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		1
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		80
England & Wales	EU Directive 2002/91/EC	

