BEN ROSE



Parkside Drive, Whittle-Le-Woods, Chorley **Offers Over £574,995**

CHAIN FREEBen Rose Estate Agents are pleased to present to market this beautiful four/five bedroom detached property situated just off the highly exclusive Shaw Hill estate in Whittle-Le-Woods. Although it is in need of some modernisation, it retains a variety of traditional features and offers generous indoor and outdoor space. The property is conveniently located near local amenities, including supermarkets and schools, with easy access to the towns of Chorley and Leyland. Excellent travel links are also available, with local bus routes and the M6 and M61 motorways nearby.

Upon entering the property, you are welcomed by an entrance hall that provides ample space for boots and coats. This leads into the main reception hall, which grants access to the majority of the ground floor rooms. The spacious lounge, featuring dual aspect windows and a cozy fireplace, flows seamlessly into the bright and airy conservatory at the rear. Additionally, there is a snug perfect for relaxation, a kitchen/breakfast room ideal for casual dining, and a formal family dining room for entertaining guests. The ground floor also includes a convenient utility room with a WC just off, providing internal access to the garage, and a study room that can also serve as a fifth bedroom.

The first floor boasts an open landing with a fitted seating area, offering a peaceful spot to unwind. The floor accommodates four double bedrooms, providing ample space for family and guests. The three-piece family bathroom is complemented by a separate WC, ensuring convenience and comfort for the household

Externally, the property features an open aspect with a carriage driveway capable of accommodating multiple cars, leading up to the integrated double garage. The secluded rear garden is a highlight, with a patio area perfect for outdoor dining and a well-maintained lawn, offering a tranquil space for relaxation.

This home combines spacious living with a prime location, making it a perfect opportunity for those looking to create their dream home.





T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW





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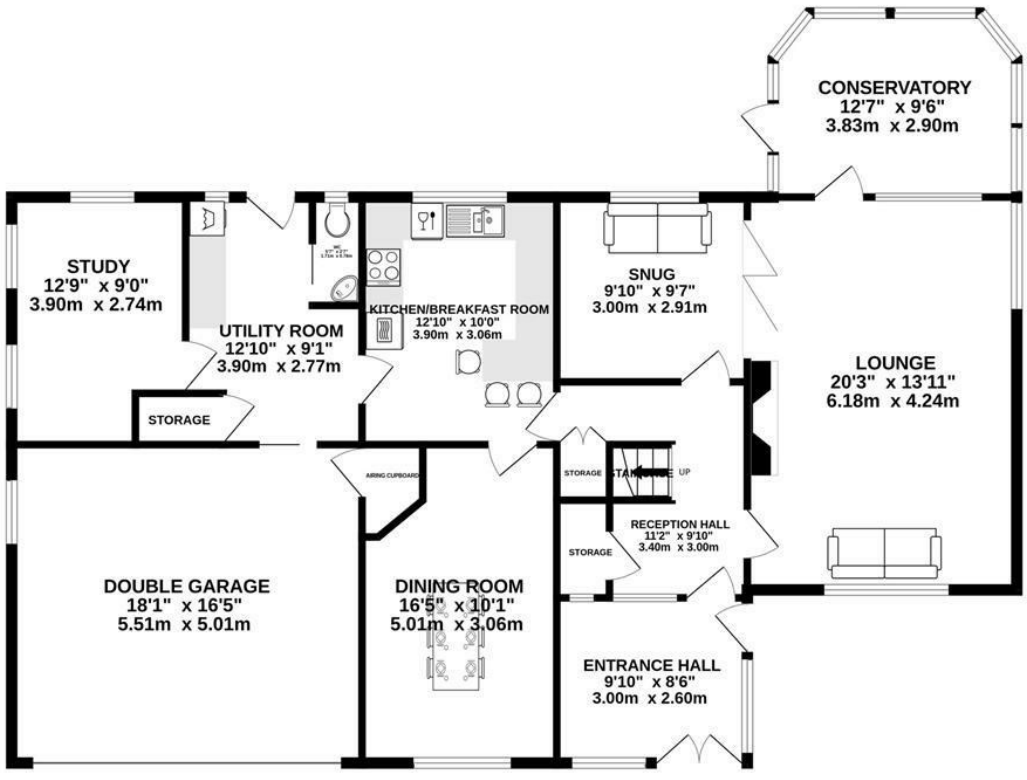


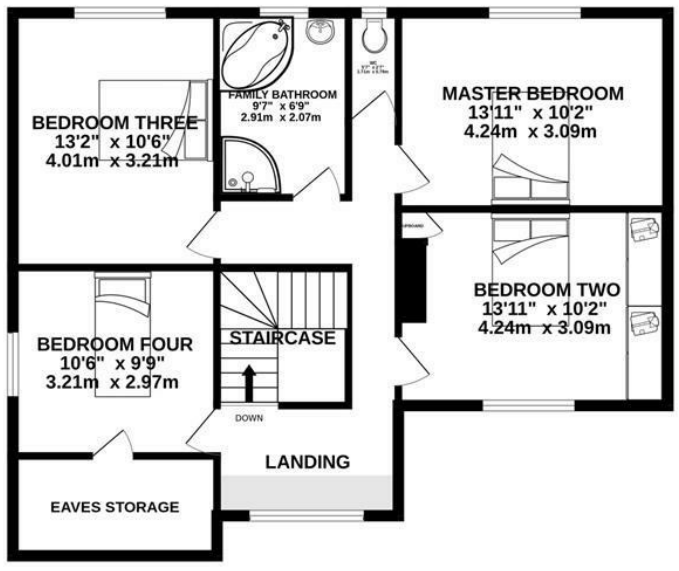
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GROUND FLOOR
1499 sq.ft. (139.2 sq.m.) approx.

1ST FLOOR
815 sq.ft. (75.7 sq.m.) approx.

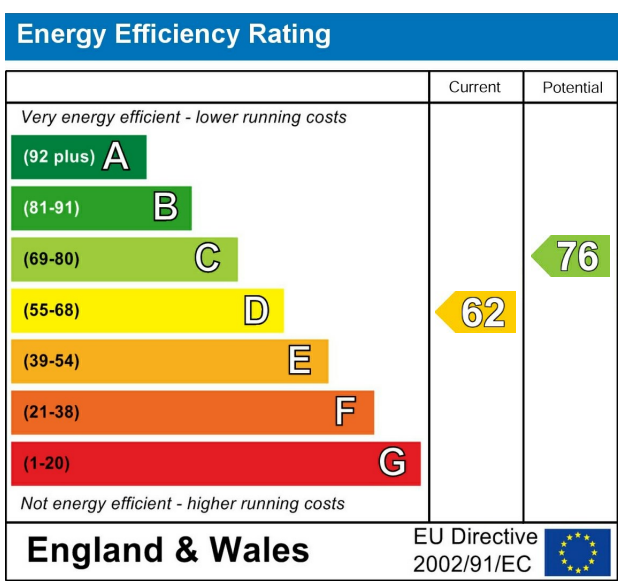


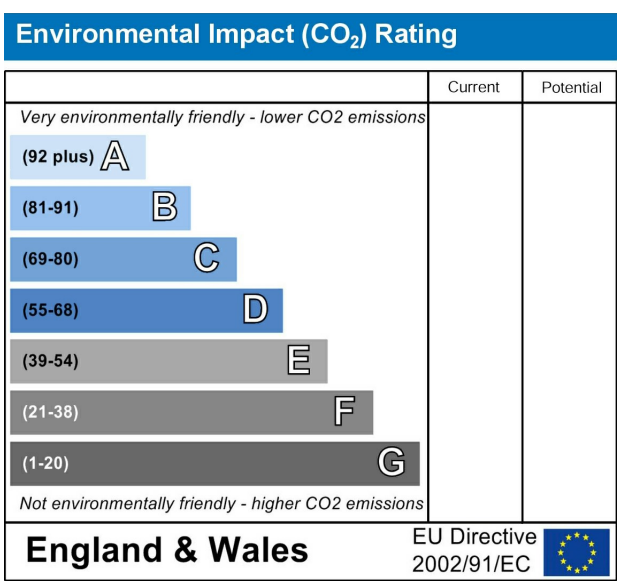


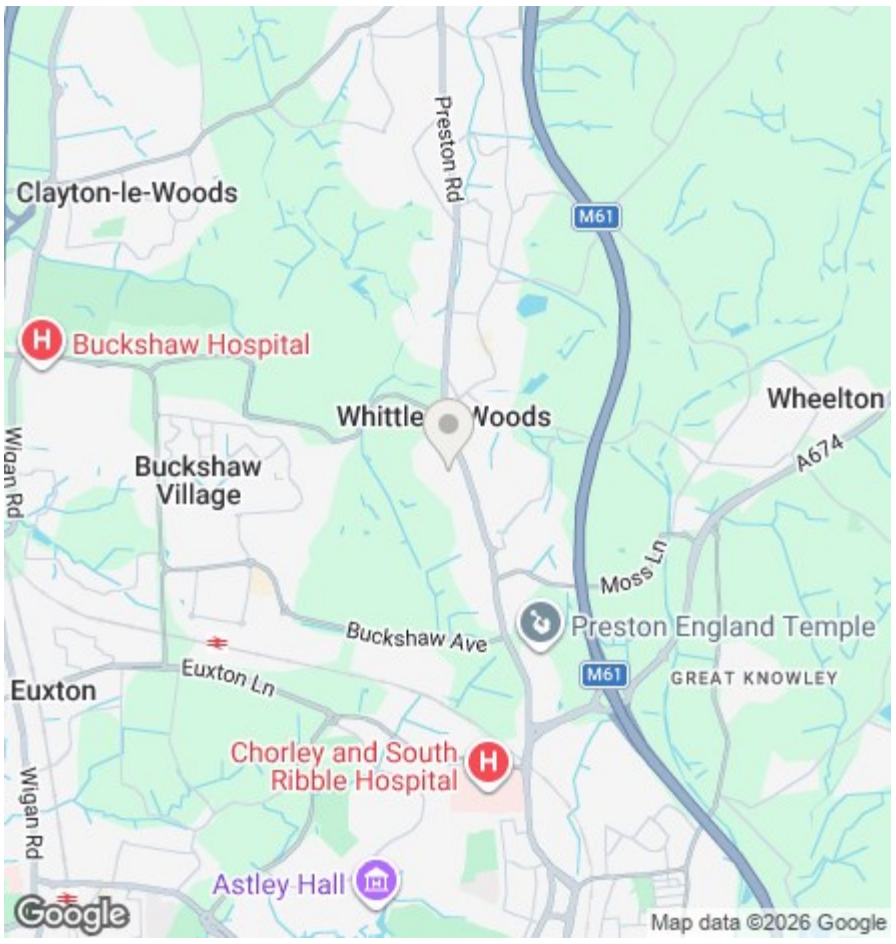
TOTAL FLOOR AREA : 2314 sq.ft. (215.0 sq.m.) approx.

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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