



St. Helens Road, Whittle-Le-Woods, Chorley

Offers Over £319,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom semi-detached property, located in a quiet and highly sought-after area of Whittle-Le-Woods. This lovely family home offers a perfect balance of comfort and functionality, with modern interiors and a thoughtfully landscaped garden that backs onto serene woodland. The property is ideally situated close to a range of local amenities, including reputable schools, shops, and restaurants. Excellent travel links are also within easy reach, with Chorley and Buckshaw Parkway train stations both nearby, providing direct routes to Manchester, Preston, and beyond. The M6, M61, and M65 motorways are only a short drive away, making this a superb location for commuters, while scenic walks, parks, and the picturesque Cuerden Valley Park are all close at hand.

Stepping inside, you are greeted by a welcoming reception hall with access to a convenient WC and a staircase leading to the first floor. To the front of the home, the spacious lounge boasts a feature gas fireplace and a large front-facing window that fills the room with natural light. The lounge flows seamlessly into a well-proportioned dining room, offering ample space for a large family dining table and featuring French doors that open out onto the rear garden — perfect for entertaining. From here, the home extends into an impressive open-plan kitchen and breakfast room. The kitchen is fitted with a range of integrated appliances, generous worktop space, and a central island with a breakfast bar. Adjoining this space is a cosy snug area with further French doors opening into the garden, creating a bright and sociable heart of the home that beautifully connects indoor and outdoor living.

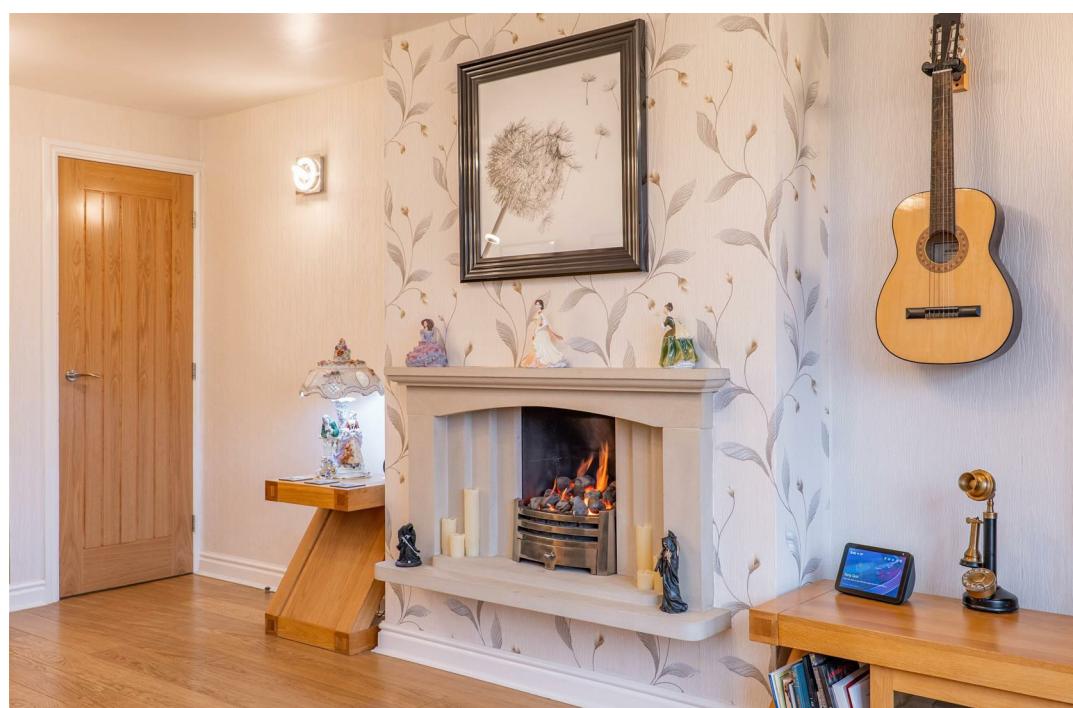
To the first floor, you'll find three well-proportioned bedrooms. The master bedroom benefits from a walk-in wardrobe, offering excellent storage and a touch of luxury. The second bedroom is currently set up as a home office, making it ideal for remote working or study, while the third bedroom provides a comfortable space for a child or guest. Completing this floor is a stylish, modern three-piece shower room.

Externally, the property features a neatly presented driveway with parking for up to two cars, leading to a single integrated garage with a remote-controlled up-and-over door. There is also a front lawn that adds to the homes curb appeal. To the rear, the home truly shines — the beautifully landscaped, multi-tiered garden offers an exceptional outdoor retreat that backs onto tranquil woodland. The lower tier provides a circular seating area perfect for summer gatherings, while central steps lead up to a raised decking area offering additional seating and views looking back on the property. This area also sits a versatile studio fitted with power and electrics, making it ideal for a home business, gym, or as creative workspace.

This property offers an outstanding blend of practicality, comfort, and style — a wonderful family home in a peaceful yet convenient setting.

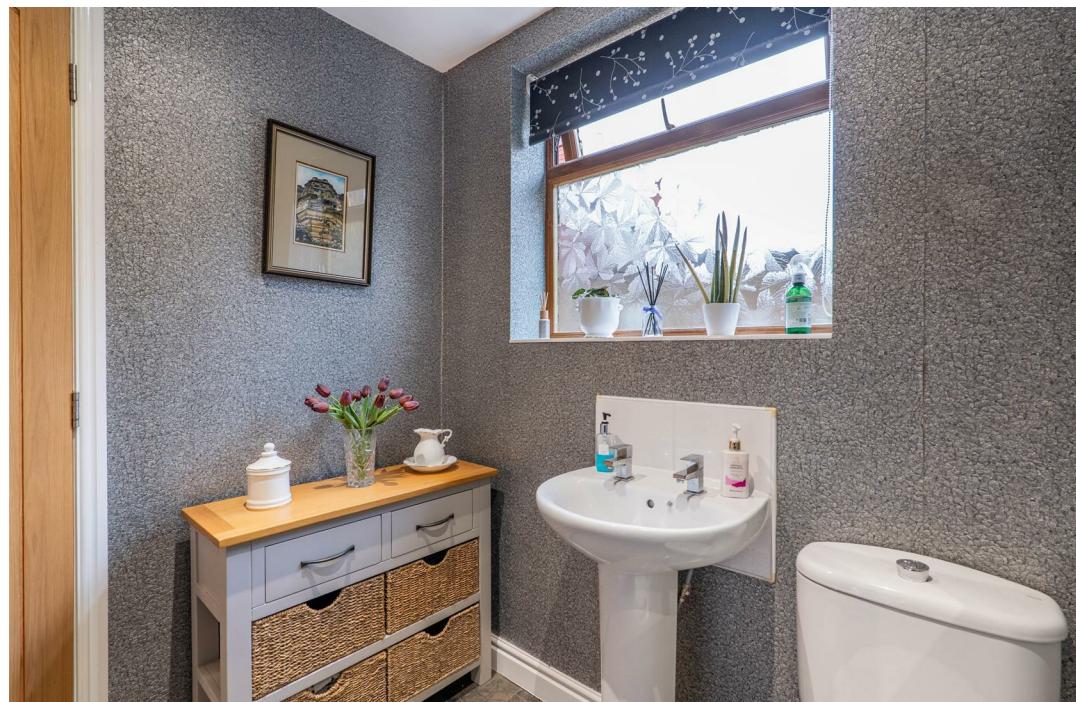


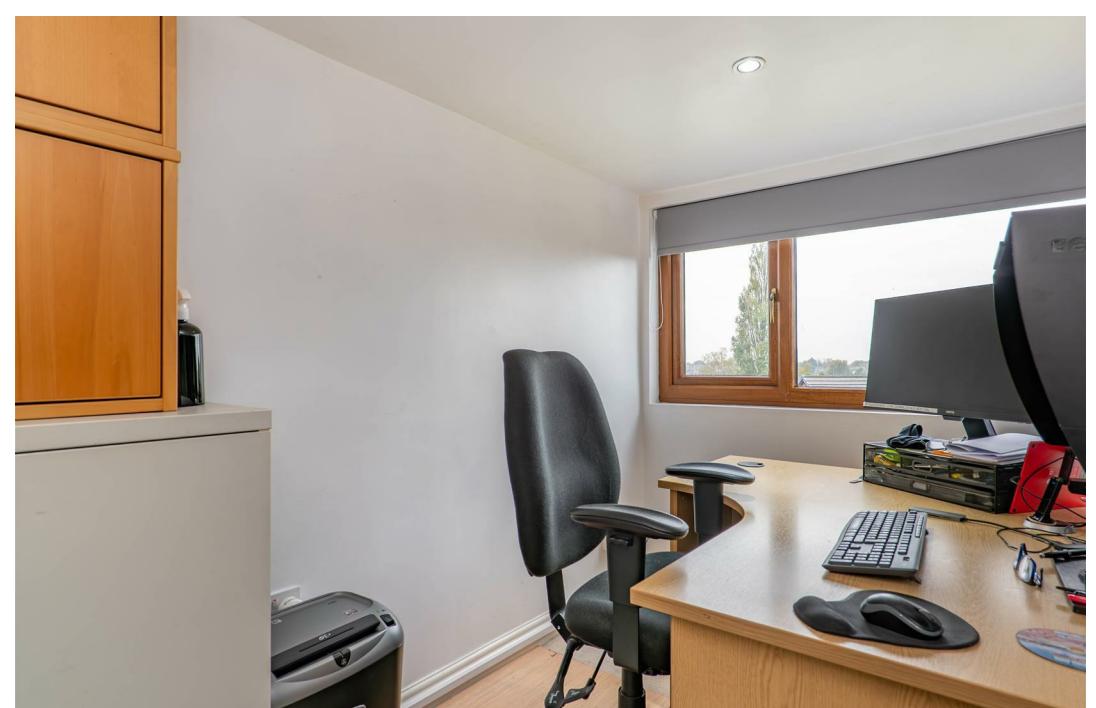












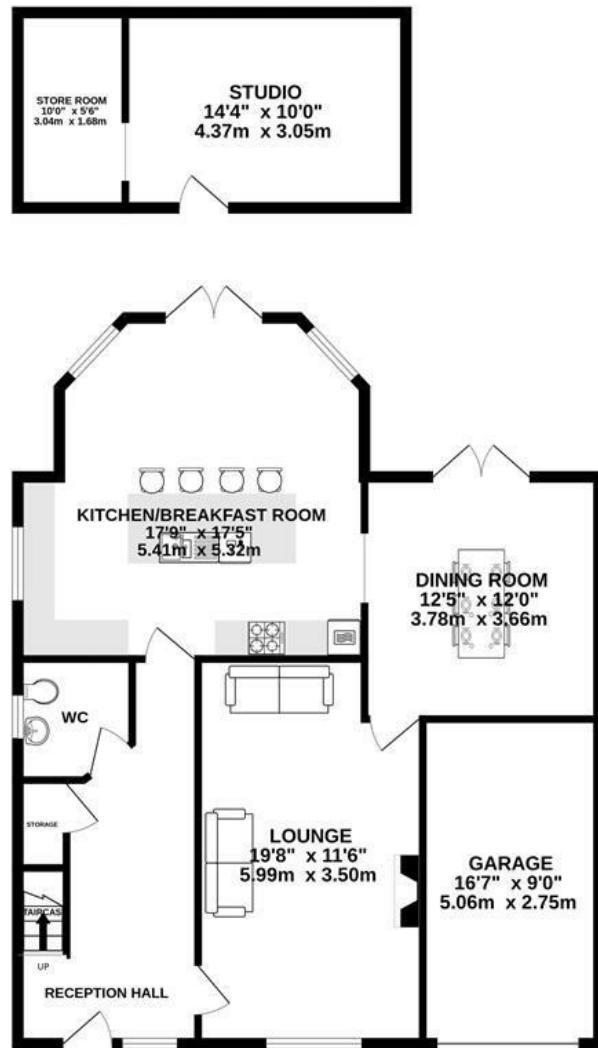




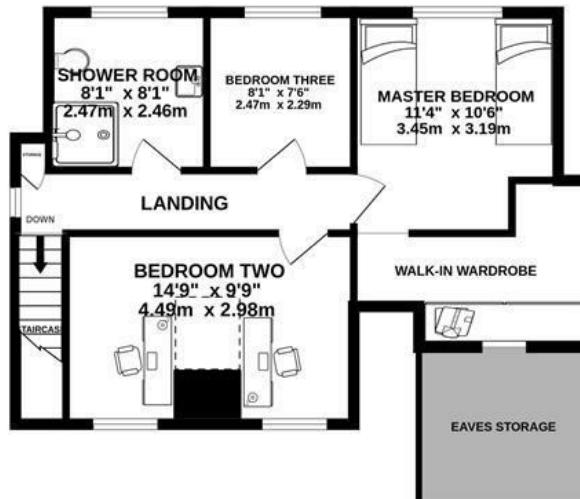


BEN ROSE

GROUND FLOOR
1170 sq.ft. (108.7 sq.m.) approx.



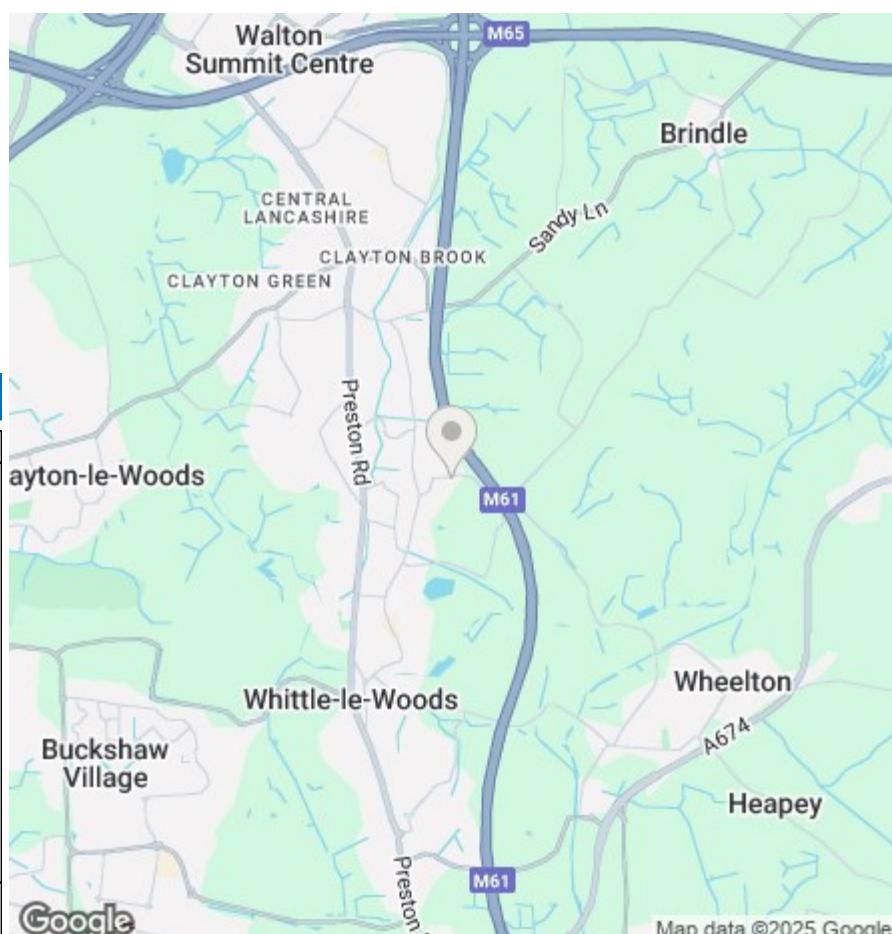
1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1700 sq.ft. (158.0 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		
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		
England & Wales	EU Directive 2002/91/EC	