



## **Bannister Green, Heskin, Chorley**

**Offers Over £275,000**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached cottage-style home, set back along a lovely country road in the highly sought-after area of Heskin, near Ecclestone. Boasting an abundance of character throughout, including high ceilings and exposed beams, this delightful home offers a perfect blend of traditional charm and modern convenience, making it ideal for couples. The property enjoys beautiful, uninterrupted views to the front over green space and benefits from not being overlooked to the rear, providing a real sense of privacy. Situated within easy reach of Ecclestone village, you'll find a range of local shops, cafés and amenities, as well as well-regarded schools. Excellent travel links are nearby, including access to the M6 and M61 motorways, as well as nearby train stations in Croston and Leyland, offering convenient routes into Preston, Chorley and beyond.

Upon entering the property, you are welcomed into a hallway that leads through to a spacious and inviting lounge. This impressive room features a large front-facing window allowing for plenty of natural light, alongside a feature electric fireplace and useful understairs storage. Moving through, you'll find a generously sized kitchen diner, offering ample space for both cooking and dining, with potential to further extend or reconfigure the kitchen area if desired. The kitchen is fitted with a range of integrated appliances, including a fridge freezer, oven, dishwasher, washing machine, combi microwave and induction hob. The dining area is beautifully bright, with a window overlooking the rear garden. Completing the ground floor is a lovely conservatory, providing an additional versatile living space with views out to the garden.

To the first floor, a bright landing benefits from a window, enhancing the sense of space and light. The property offers two well-proportioned double bedrooms, with the master enjoying spectacular open views to the front and featuring beautifully crafted built-in wardrobes in keeping with the home's character. The second bedroom is equally spacious and well presented. The family bathroom is stylishly appointed, featuring a stunning roll-top bath, a separate shower, and bespoke fitted units surrounding the WC and sink, offering excellent storage. There is also access to the loft via a pull-down ladder from the landing, with the loft being fully boarded and benefitting from electricity.

Externally, the property continues to impress. To the front, there is a beautifully presented gated garden, setting the home back from the road and enhancing its kerb appeal, whilst also allowing you to fully appreciate the stunning open views. To the rear, the garden is a private and tranquil space, featuring a variety of established plants, shrubs and trees, along with a seating area perfect for relaxing or entertaining. Beyond the garden, the property benefits from two private parking spaces. There is further on road parking to the front. This is a truly unique home full of charm and character, offering a peaceful semi-rural lifestyle whilst remaining conveniently connected — early viewing is highly recommended.





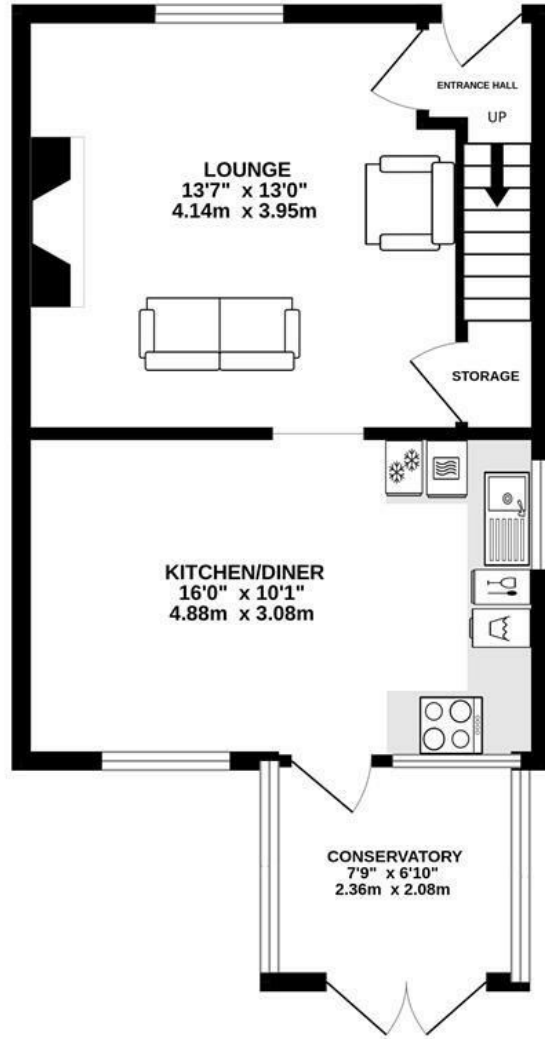




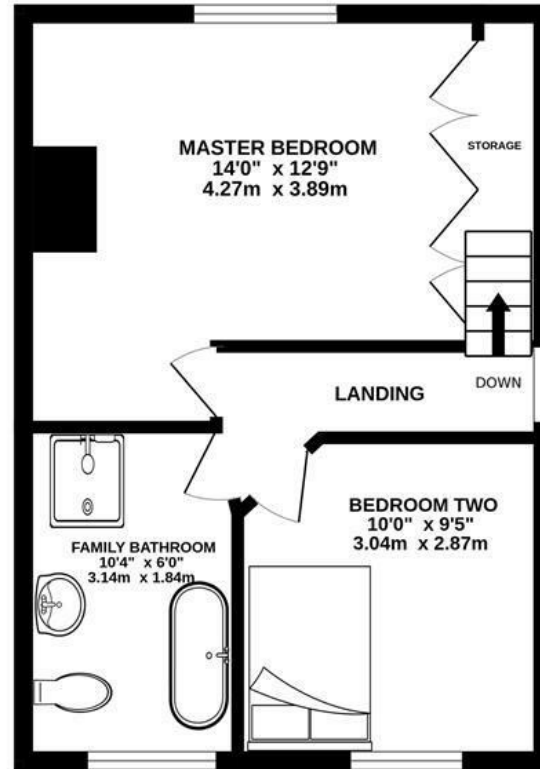




GROUND FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.

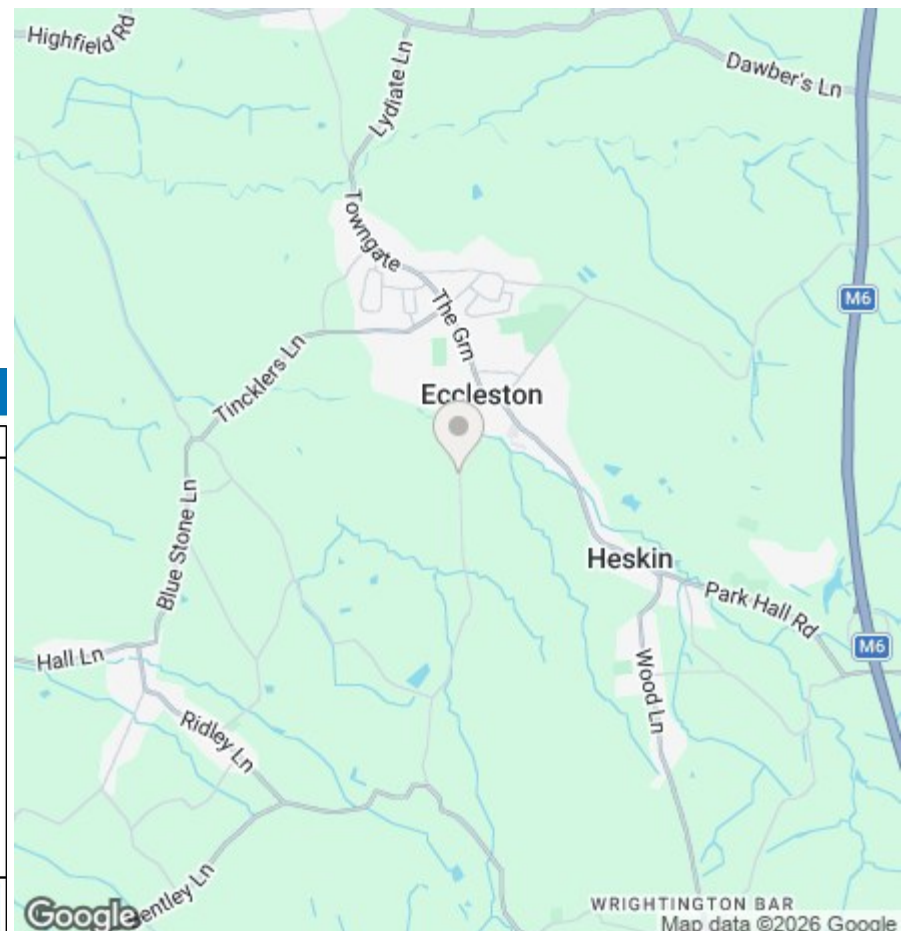


TOTAL FLOOR AREA : 777 sq.ft. (72.2 sq.m.) approx.

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |