



**Kittiwake Road, Heapey, Chorley**

**Offers Over £449,995**

Ben Rose Estate Agents are pleased to present to market this gorgeous, thoughtfully extended detached family home located in the picturesque village of Heapey. Situated in a quiet cul-de-sac, and offering an abundance of versatile space throughout, this delightful property would make the ideal family home. The home is perfectly positioned near the town of Chorley, providing access to superb local schools, shops, and amenities. With the M6 and M61 motorways just a short drive away, the property also benefits from fantastic travel links for commuters. Nearby, Heapey and Anglezarke reservoirs offer beautiful walking routes, adding to the appeal of this lovely location. Early viewing is highly recommended to avoid any potential disappointment.

Upon entering the home, you are welcomed into a bright and airy entrance hall, with Amtico flooring that flows seamlessly throughout the ground floor. The hall provides access to the majority of the rooms on this level, including a conveniently placed WC and large under-stair storage. To the front of the home, a cosy snug is adorned with a charming bay window, ideal for relaxing or as a secondary lounge space. Moving through, you'll find the heart of the home in the stunning kitchen/dining/family room. The newly fitted modern kitchen is equipped with Neff appliances, an abundance of wall and base units, and quartz worktops. An island with an integrated hob provides a casual seating area for up to three people. The adjoining dining area is perfect for a large family table and offers access to the converted utility space, complete with additional worktops, coat storage, and room for a washing machine and tumble dryer. The kitchen/dining room flows into the spacious extension, currently serving as a versatile family room. With an air conditioning unit, skylight, and bifolding doors that open onto the garden, this room is ideal for year-round entertaining and relaxing.

Ascending to the first floor, you are greeted by a spacious landing area that provides access to four beautifully finished bedrooms. The master bedroom features fitted wardrobes and a stunning three-piece ensuite with a walk-in shower. Two additional double bedrooms offer plenty of space and versatility, while the fourth bedroom, currently used as a home office, would also make the perfect nursery or guest room. The family bathroom is elegantly designed, featuring fully tiled walls and floors, and is equipped with a modern bath, offering a tranquil retreat for unwinding after a long day. Additionally, the loft space is partially boarded, with lighting and easy access, providing a generous storage solution.

Externally, the property is equally impressive, starting with the front driveway that comfortably accommodates two cars, framed by tall mature trees and hedges for added privacy. The garage has been partially converted to create the utility room, while the remaining space is used for storage. The rear of the home boasts a generous tiered garden, partitioned into different levels featuring a mix of decking, patio areas, and a well-kept lawn. With its southwest-facing orientation, the garden is perfect for enjoying the sun throughout the day and is not overlooked, ensuring a sense of seclusion. Access to the front of the house is available via pathways on both sides, enhancing convenience and flow.

This beautifully finished home, situated in a peaceful yet accessible location, offers spacious and versatile living areas both inside and out, making it an ideal choice for modern family life.



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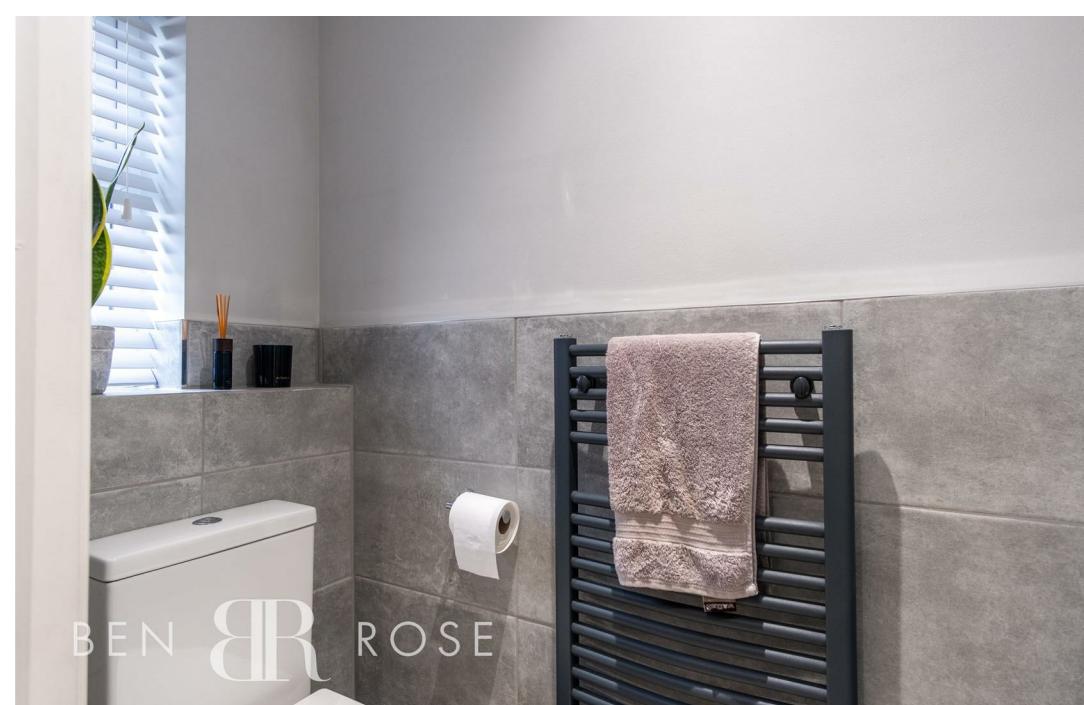
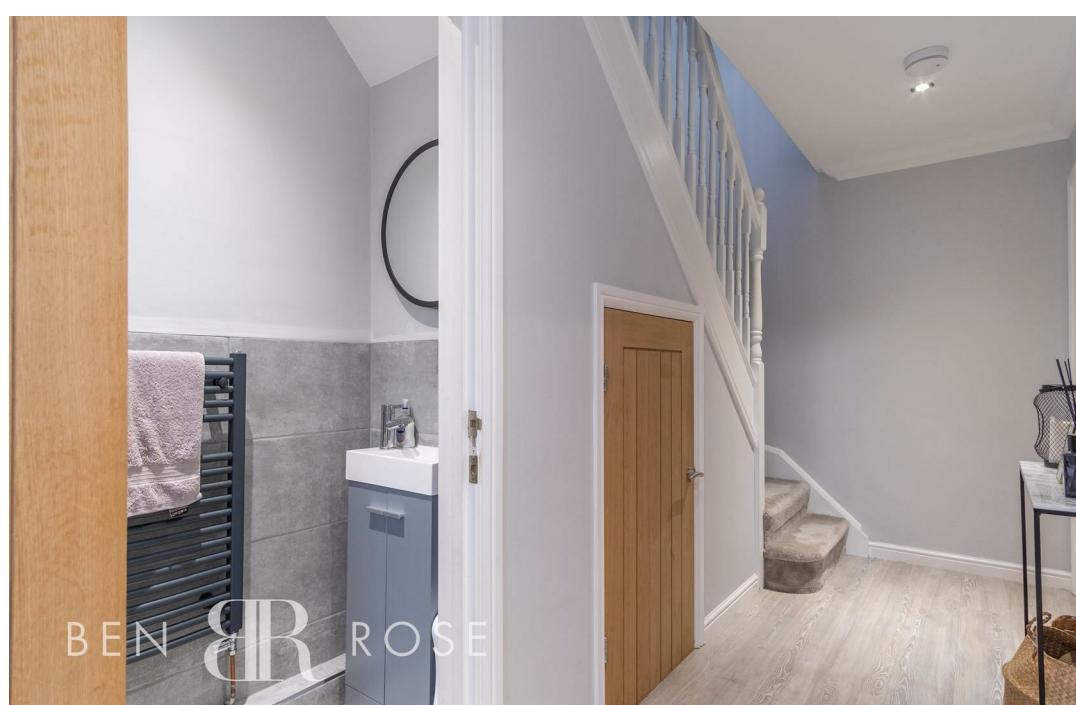
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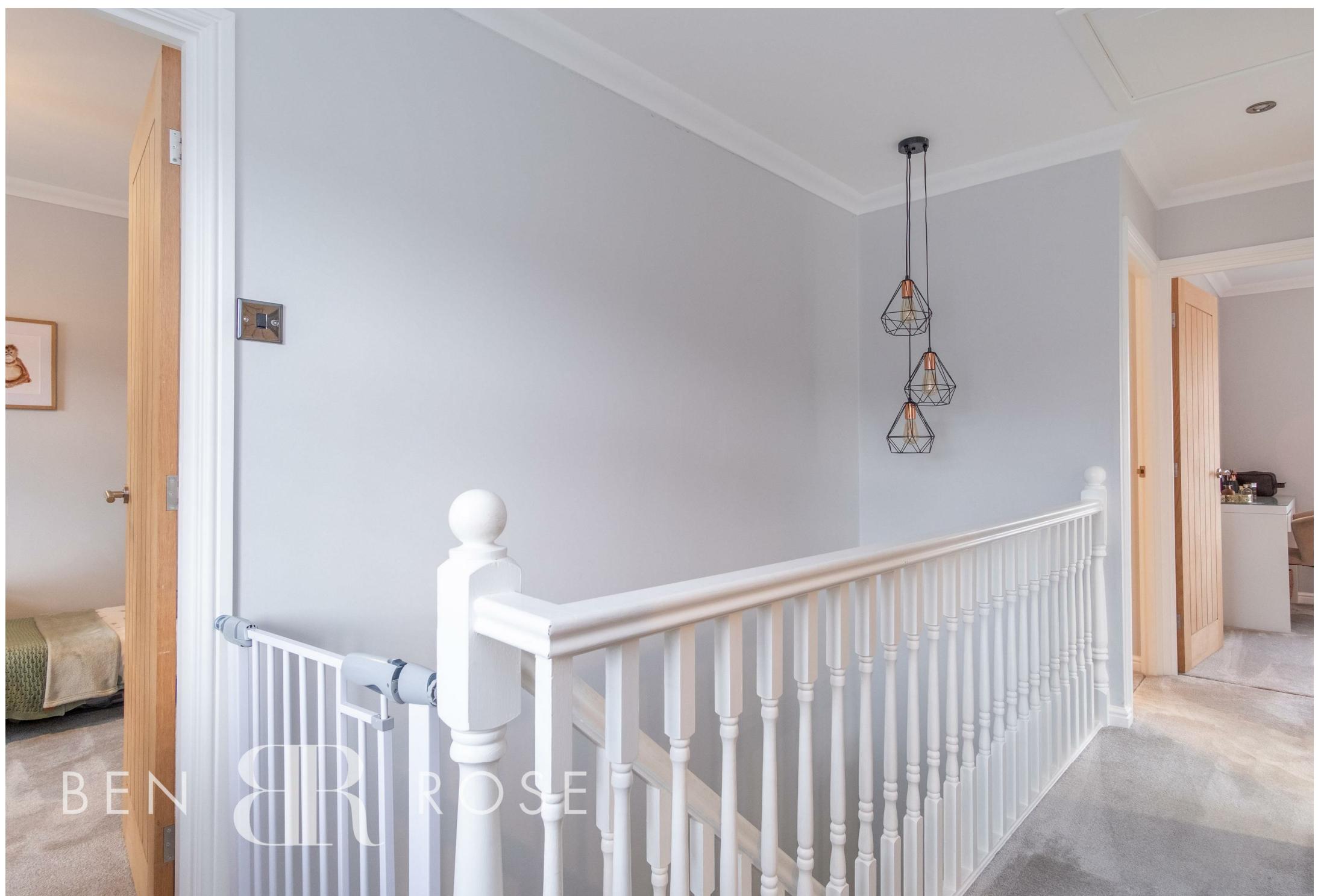
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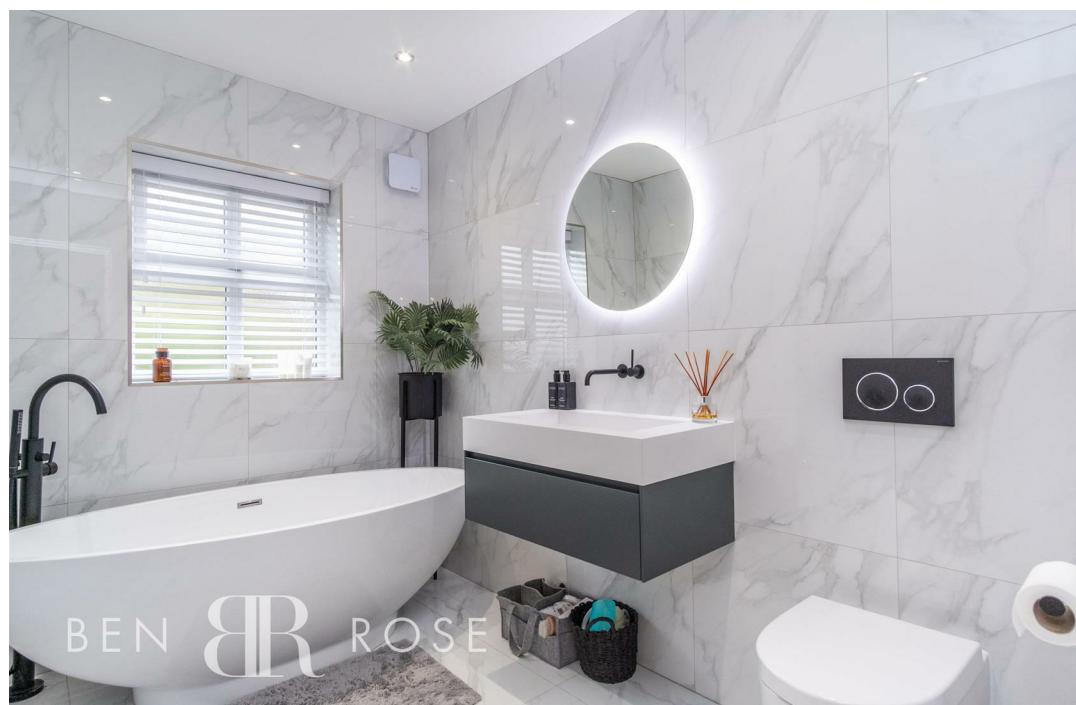


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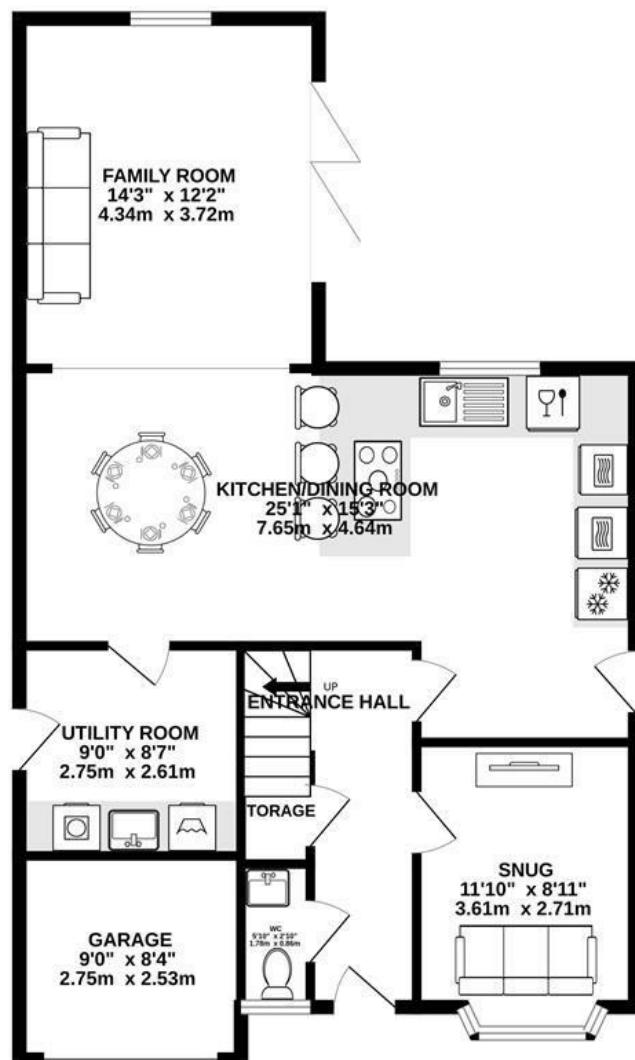
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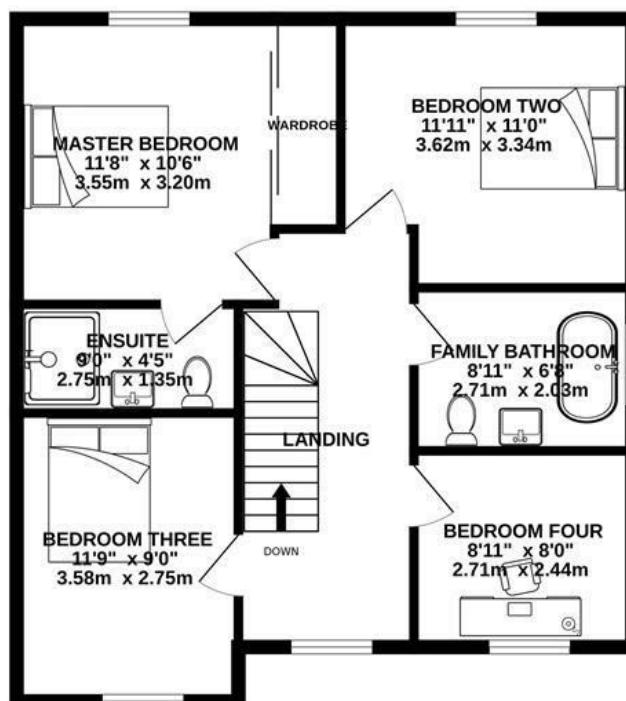


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GROUND FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 1514 sq.ft. (140.6 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		
<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)	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

