



Blackburn Road, Wheelton, Chorley

Offers Over £279,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom terrace home, situated in the highly sought-after village of Wheelton, Lancashire. This period property offers a seamless blend of character and modern living, boasting a rear extension and stunning open-aspect countryside views. Perfectly located for first-time buyers and families, the home benefits from being a short drive from Chorley town centre and Leyland, with excellent travel links including nearby train stations, frequent bus routes, and easy access to the M6 and M61 motorways. Wheelton itself offers a delightful village atmosphere with quaint pubs, local shops, and scenic walks nearby.

Stepping through the entrance hall, you are welcomed into the main reception hall, granting access to the home's key living areas. At the front of the property, the cosy lounge exudes warmth with its feature fireplace, log burner, and a bay window that bathes the space in natural light. Moving toward the rear, the property truly shines with its open-plan kitchen and dining area. The timeless fitted kitchen is equipped with integrated appliances and a central island with a breakfast bar, ideal for casual dining or entertaining. This space seamlessly transitions into the rear extension, a versatile family and dining room that offers patio doors opening onto the rear yard. A utility room and a convenient WC complete the ground floor.

The first floor features a gallery landing that leads to three generously sized bedrooms. The master bedroom benefits from a two-piece en-suite shower room, adding an extra touch of luxury. The rear-facing bedrooms overlook serene farmers' fields, creating a tranquil setting that's perfect for unwinding after a long day.

Externally, the property offers on-road parking at the front, with steps leading up to a charming front garden and pathway to the entrance. At the rear, the easily maintained yard provides a peaceful retreat, with picturesque countryside views featuring grazing sheep in the distance.

This beautifully renovated period home combines modern convenience with rural charm, making it a perfect choice for those looking to settle in this idyllic village.





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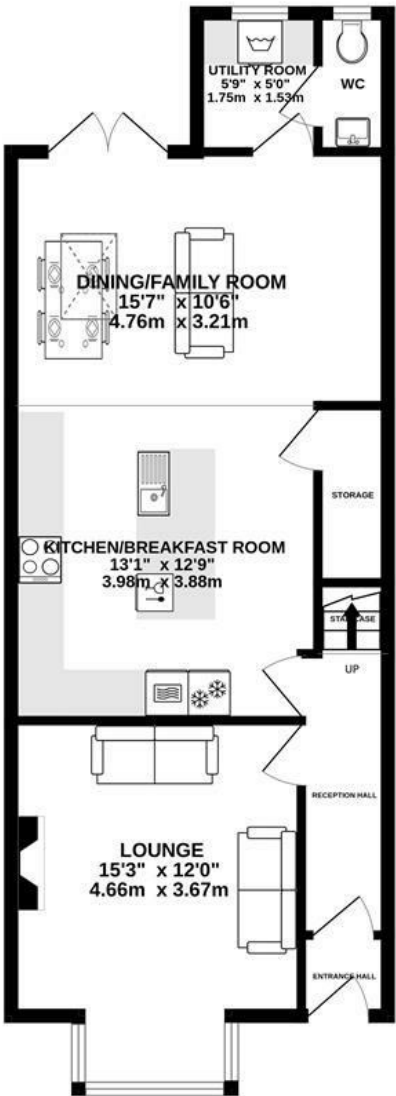




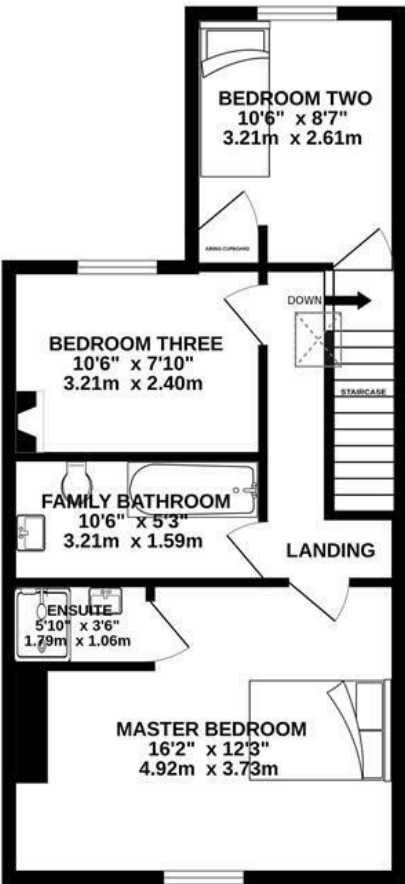


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GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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) A	74	85
(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	

