BEN ROSE



Stonegate Fold, Heath Charnock, Chorley

Offers Over £389,995

Ben Rose Estate Agents are pleased to present to market this four-bedroom detached property, situated in the sought-after village of Heath Charnock, Chorley. Set within a quiet cul-de-sac, this spacious family home offers generously proportioned rooms, versatile living spaces and a large wraparound garden, making it an excellent choice for growing families looking for a home they can make their own. Chorley town centre is just a short drive away, offering a variety of shops, cafes, supermarkets and other local amenities. The property also benefits from excellent transport links, with Chorley and Adlington train stations providing direct access to Manchester and Preston, while the nearby M61 motorway offers convenient commuting to surrounding towns and cities.

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Upon entering, you are welcomed into a spacious entrance hall, providing access to all the ground floor rooms. To the front is a convenient downstairs WC, followed by the kitchen/breakfast room, which features ample wall and base units, a breakfast bar with seating for two and a range of integrated appliances. The kitchen also provides access to the separate utility room, offering additional worktop space, a sink, room for freestanding appliances and external access.

Back through the entrance hall, there is useful understairs storage before reaching the dining room, which comfortably accommodates a large dining table and benefits from patio doors opening directly onto the rear garden, making it ideal for family meals and entertaining. Continuing through the property, you will find a versatile study that could also serve as a playroom or small home gym, depending on your needs.

Completing the ground floor is the generously sized lounge, which spans the length of the property and features a bay window, a fireplace and access to the conservatory. This additional reception space offers plenty of room to relax and enjoy views of the garden, with patio doors providing further access to the outdoor space.

Moving upstairs, the property offers four well-proportioned bedrooms, two of which are comfortable doubles. The master bedroom benefits from integrated wardrobes and its own three-piece en-suite shower room, providing a practical and private space. The remaining bedrooms are served by a three-piece family bathroom, complete with a shower over the bath.

Externally, the property boasts an extensive driveway to the front, providing off-road parking for up to four vehicles, alongside a double garage currently used for storage. The large wraparound garden offers plenty of outdoor space for families to enjoy, featuring a lawn, mature shrubs and a patio area ideal for outdoor seating and entertaining. The property also benefits from solar panels to both the front and rear. Offering generous accommodation, versatile living spaces and a substantial garden in a desirable village location, this property presents an excellent opportunity for families looking to settle into a spacious home and put their own stamp on it.









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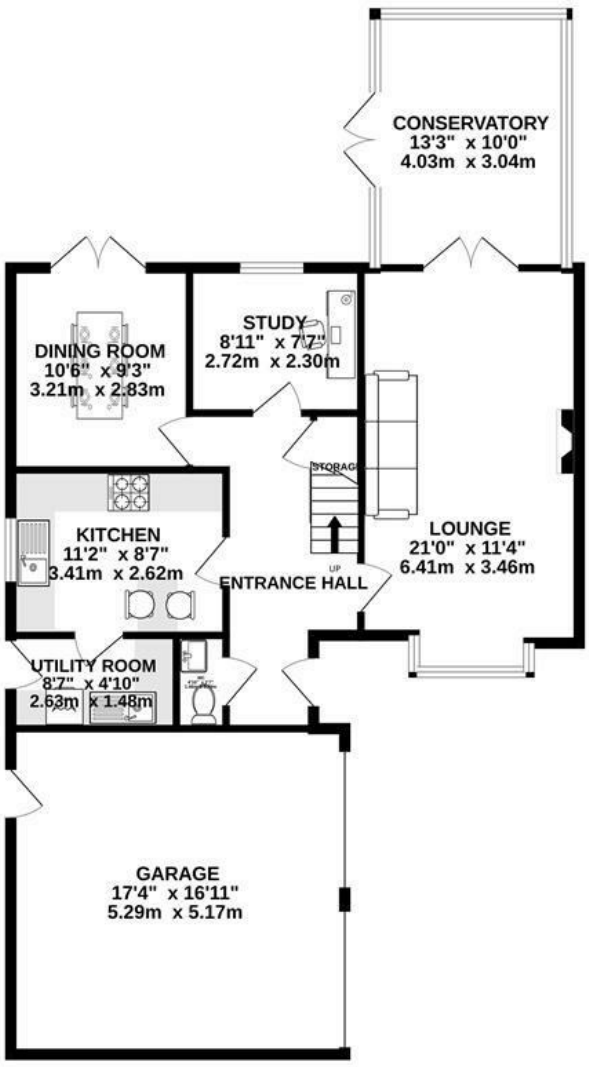




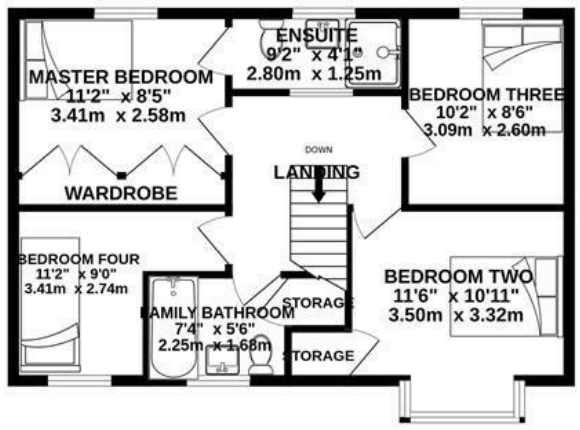
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GROUND FLOOR
1078 sq.ft. (100.1 sq.m.) approx.



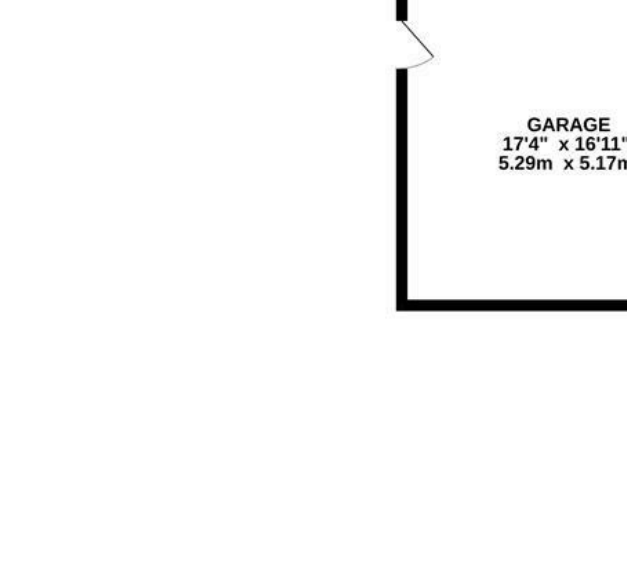
1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.

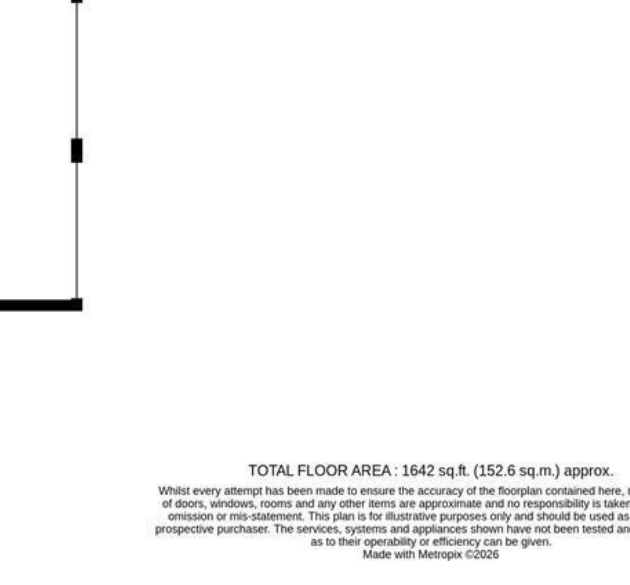


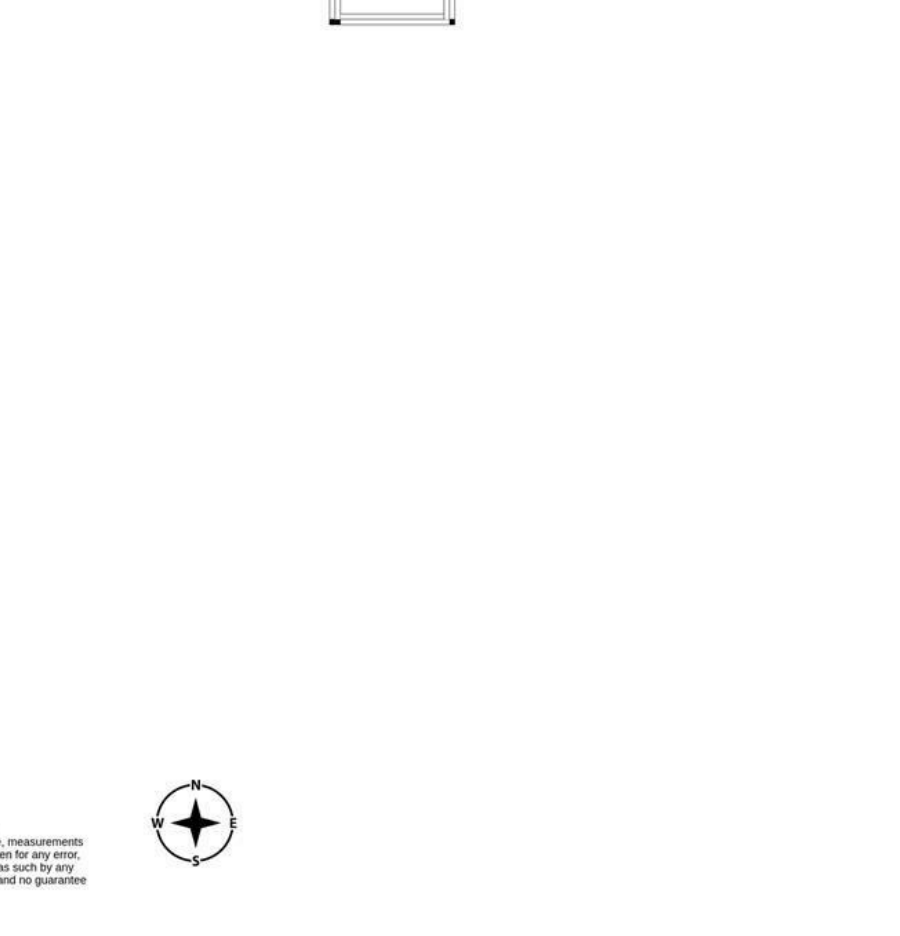
TOTAL FLOOR AREA : 1642 sq.ft. (152.6 sq.m.) approx.

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.







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