



Bury Lane, Withnell, Chorley

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to market this beautifully decorated mid terrace character cottage, situated in the highly sought after village of Withnell. This charming home offers a wonderful blend of traditional features and modern comforts, making it an ideal choice for couples or those looking to downsize whilst enjoying a peaceful yet well connected location. Surrounded by picturesque countryside, the property is perfect for those who enjoy scenic walks, whilst remaining within easy reach of nearby Darwen and Blackburn, both offering a wide range of shops, restaurants, pubs and essential amenities. The area benefits from excellent transport links, including convenient access to the M65 and M61 motorways, providing straightforward routes to surrounding towns and cities.

Upon entering the home, you are welcomed into a spacious and inviting lounge featuring a stunning fire surround with a multi fuel wood burner, creating a warm and cosy atmosphere, complemented by comfortable carpet flooring. Moving through, the kitchen and dining room has been thoughtfully updated with a modern fitted kitchen, complete with integrated appliances including a built in freezer, induction hob, washer/dryer and dishwasher. The space flows seamlessly into a bright conservatory, offering additional dining or relaxation space and providing direct access to the garden, with practical wooden effect vinyl flooring throughout.

Ascending to the first floor, you will find a generously sized master double bedroom and a second well proportioned double bedroom, both finished with soft carpet flooring and offering comfortable accommodation. The contemporary three piece family bathroom is beautifully presented, featuring a striking exposed stone wall and stylish tiled flooring, adding character and charm to the space.

Externally, the property boasts a gated front garden enhancing privacy and kerb appeal. To the rear, there is an attractive, south west facing garden. Indian sandstone paved patio, enclosed by an original stone wall and wooden fencing, creating a private outdoor retreat. A rear gate provides access to private parking spaces for two vehicles. This delightful cottage offers character, comfort and a superb location, making it a truly appealing home.























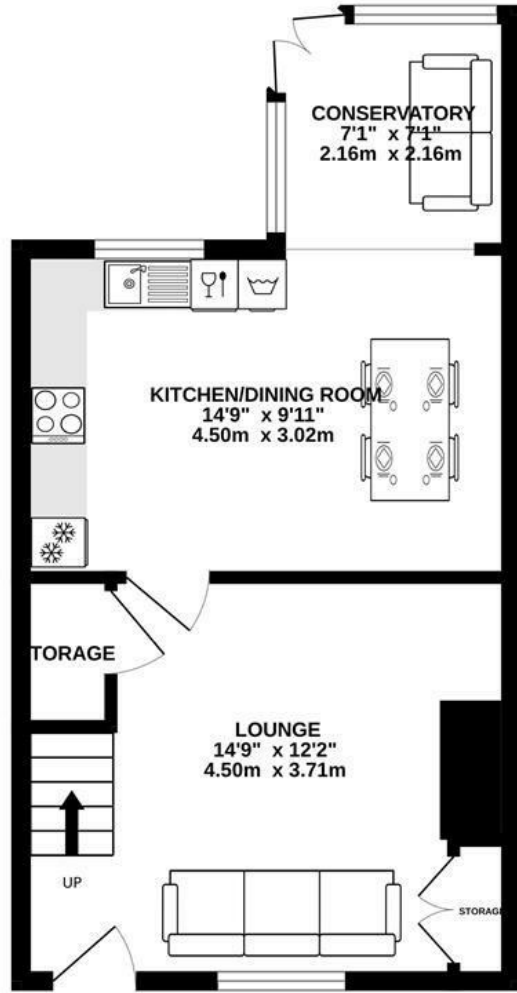




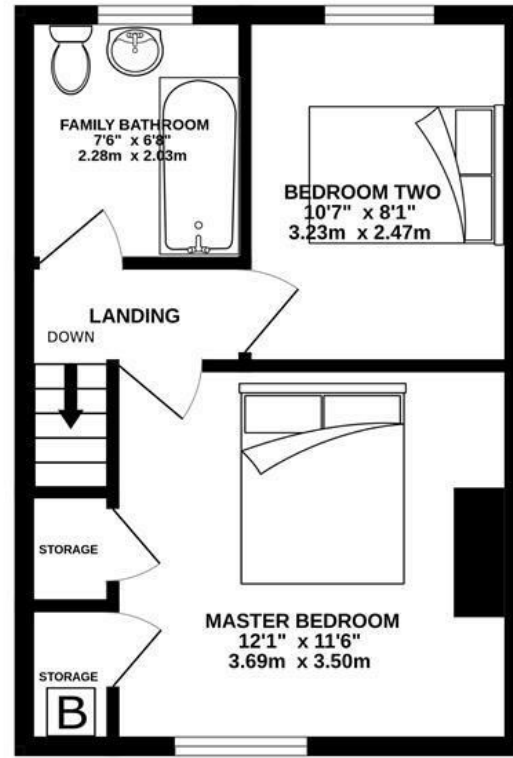


BEN ROSE

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.

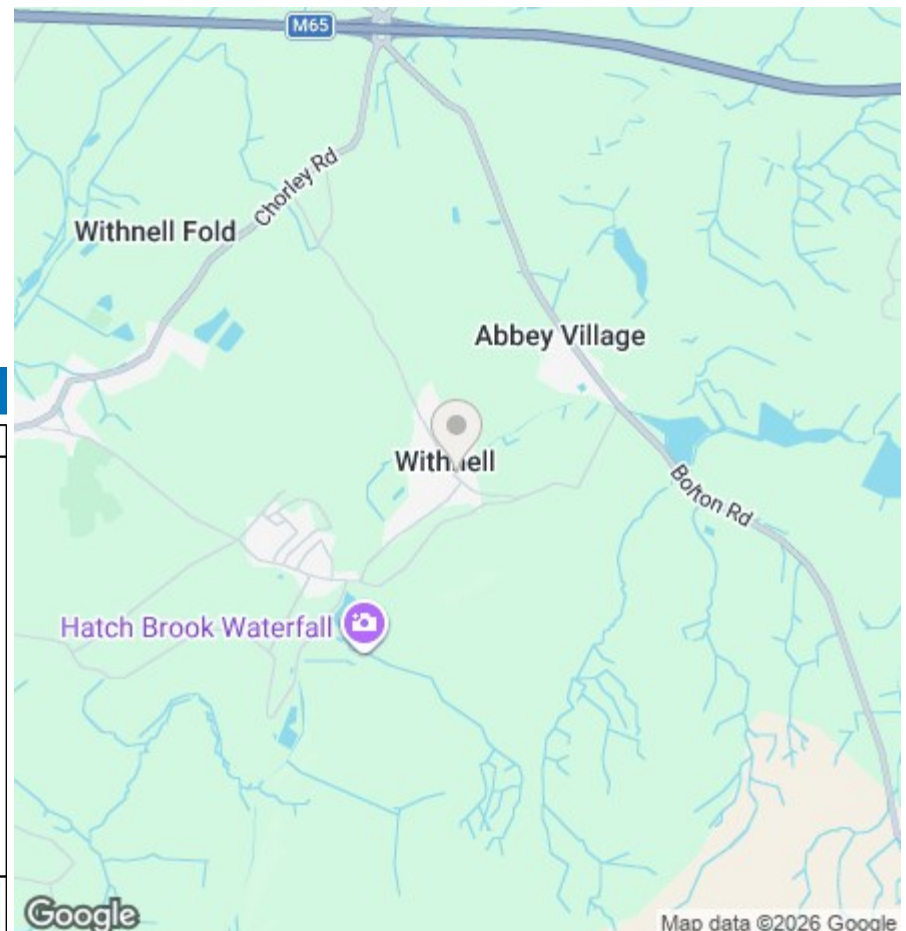


TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.

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		
	69	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	