



Victoria Terrace, Abbey Village, Chorley

Offers Over £319,995

Key Features:

- Under Floor Heating in En-Suite
- Amtico Flooring Throughout Downstairs
- Double Length Garage, With Electricity
- Full Length - Fridge & Freezer

Ben Rose Estate Agents are delighted to bring to market this beautifully presented, four-bedroom mid-terraced cottage, set across three floors and nestled in the heart of the charming Abbey Village. Tastefully modernised while preserving its traditional character, this home is ideal for families seeking a blend of countryside charm and modern convenience. It enjoys picturesque views and is conveniently located close to local shops and amenities, with excellent travel connections via local bus routes and easy access to the nearby M65 motorway.

Upon entering the property, you're welcomed into a porch that features original tiled flooring. The porch leads into the main entrance hall, which provides access to the stairs and most of the ground floor rooms. To the front of the property is a spacious lounge, open in layout to the dining room, creating a warm and inviting living space. A large front-facing window allows natural light to flood in, while a gas fireplace adds to the room's comfort. The dining room is particularly generous in size, offering ample space for a large family dining table along with additional furnishings. It also features a second gas fireplace and direct access to the kitchen. Just off the kitchen, a large under-stairs cupboard provides valuable storage space.

The kitchen is both modern and functional, fitted with ample wall and base units, a Belfast sink, and room for a large Rangemaster cooker. It comes fully equipped with an integrated dishwasher, washing machine, separate fridge, and freezer. A door from the kitchen leads out to the garden, enhancing the home's practicality.

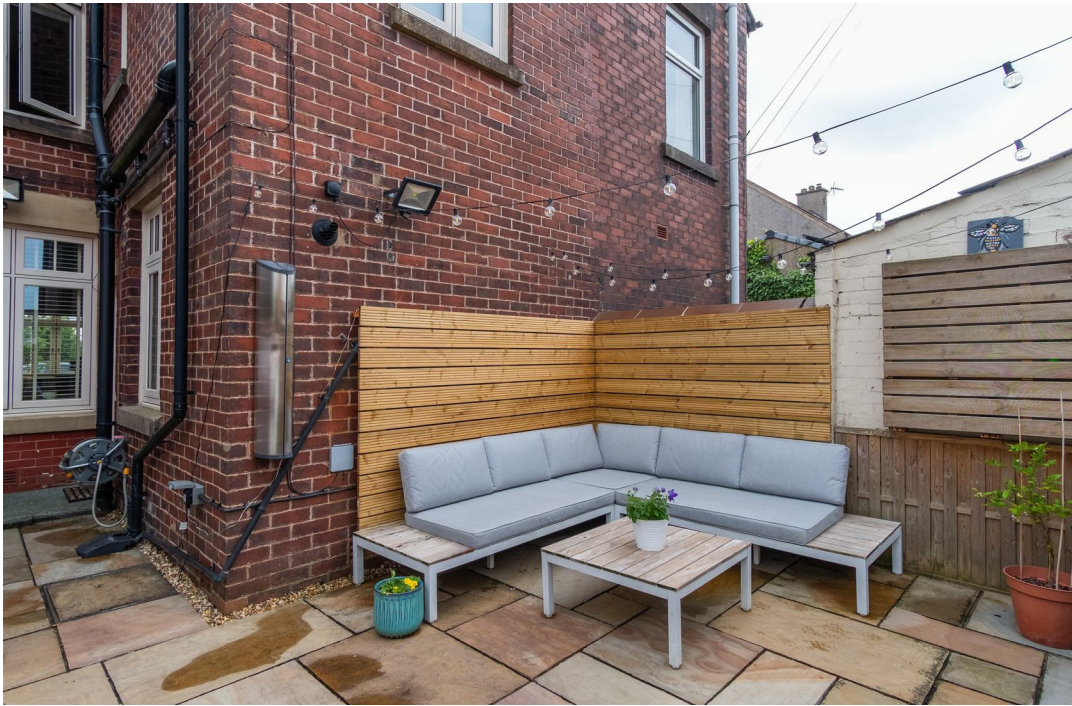
Upstairs, the first-floor landing is bright and spacious, with further under-stair storage. There are three bedrooms on this level, with the master and second bedroom both being well-proportioned doubles. The third bedroom offers flexibility and is perfect as a nursery, home office, or study. The master bedroom is further enhanced by a stylish, modern en-suite shower room. Completing this floor is a generous four-piece family bathroom, featuring a bath, corner shower, WC, and wash basin.

The second floor houses a fourth bedroom. Currently used as a home office, this delightful space will comfortably accommodate a double bed and benefits from Velux window offering plenty of natural light and views of the countryside. Additional eaves storage is also available here.

Externally, the property boasts a good-sized, low-maintenance rear garden, fully flagged and ideal for outdoor seating and entertaining. A gated access at the rear leads to a double garage, offering excellent potential for use as a gym, workshop, or further storage, in addition to secure parking. Further off-road parking is available to the side and front of the home.

This lovely cottage is offered as leasehold under an absent landlord policy. The south-west facing garden benefits from ample afternoon and evening sun, making it a perfect retreat. Finished to a high standard throughout, this home is move-in ready and offers a perfect balance of modern comfort and timeless charm.















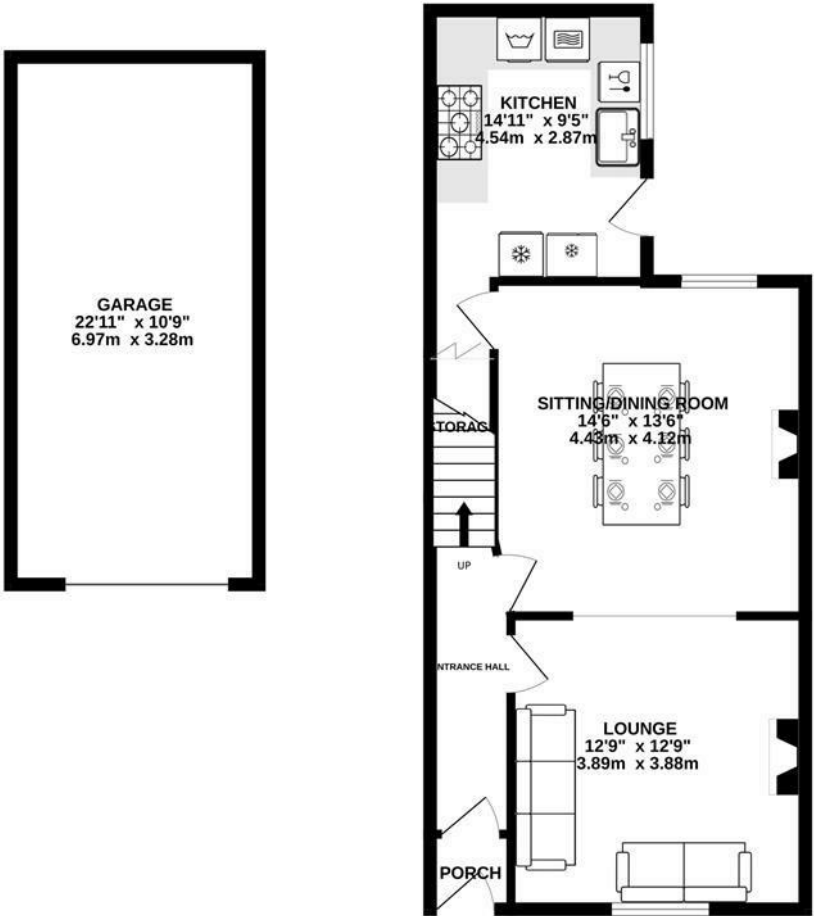




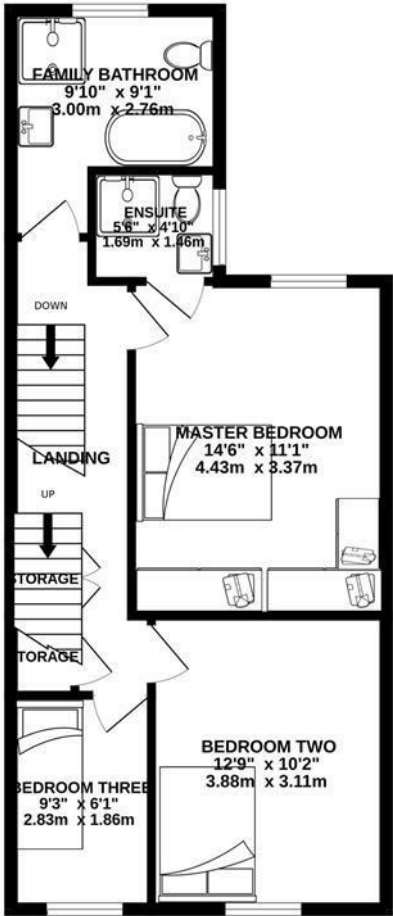


BEN ROSE

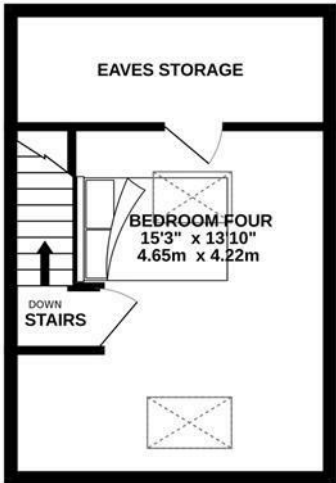
GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



2ND FLOOR
281 sq.ft. (26.1 sq.m.) approx.






TOTAL FLOOR AREA : 1624 sq.ft. (150.9 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		
		

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		

