



Chorley Road, Heath Charnock, Chorley

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to market this detached family home, offering generous living accommodation and excellent potential for modernisation. Ideally positioned within a popular area of Chorley, the property is well placed for a wide range of local amenities including shops, supermarkets, restaurants, pubs and well-regarded schools in both Chorley and nearby Adlington. For commuters, Chorley railway station provides direct services to Preston and Manchester, while excellent bus links connect to Chorley and Bolton. The M6 and M61 motorways are also easily accessible, making this an ideal base for families requiring convenient travel links to Preston, Bolton and surrounding areas.

Entering the property, the ground floor offers a traditional and versatile layout. The main lounge features a central fireplace and flows through double doors into the dining room, creating an ideal space for family gatherings and entertaining. The dining room enjoys sliding doors leading into the conservatory, allowing plenty of natural light and views over the garden. To the rear, the kitchen and sitting room provides further living space, with a fitted kitchen offering scope for updating to suit modern tastes.

The first floor comprises a well-proportioned master bedroom with fitted wardrobes and the added benefit of an ensuite WC. Bedroom two is a comfortable double with fitted storage, while bedroom three serves well as a single room or home office. Completing the floor is a family bathroom alongside a separate shower room, offering flexibility for busy households.

Externally, the property benefits from a small front garden, with access to the rear garden via double gates providing off-road parking. The rear garden features a raised paved patio area and further gated access, creating a practical and private outdoor space. Overall, this is a fantastic opportunity to create a long-term family home in a sought-after location, with ample scope to add value through modernisation.















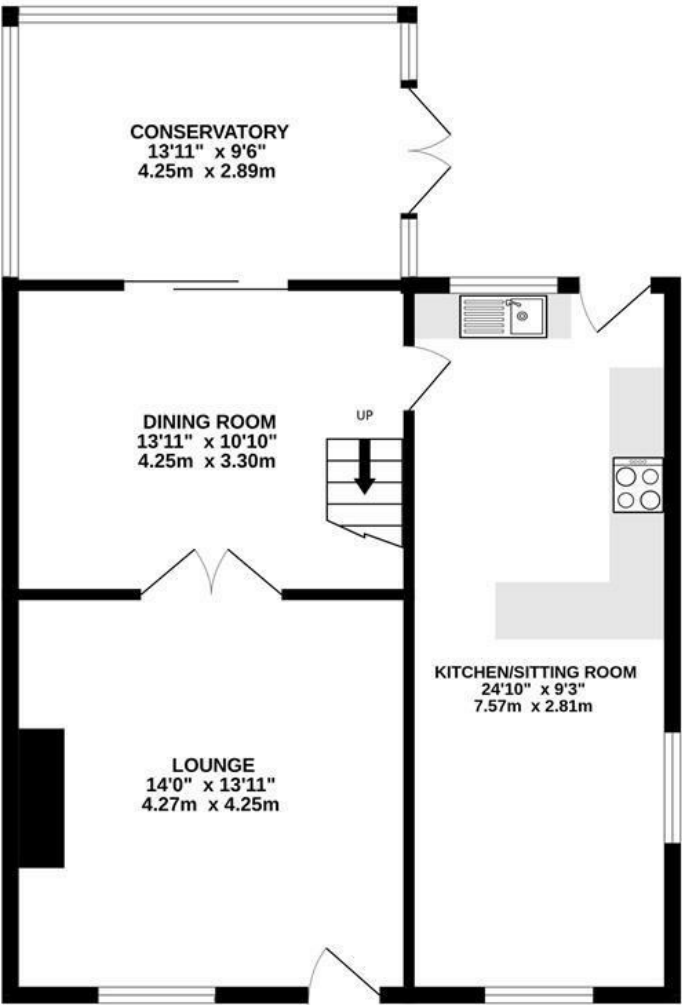




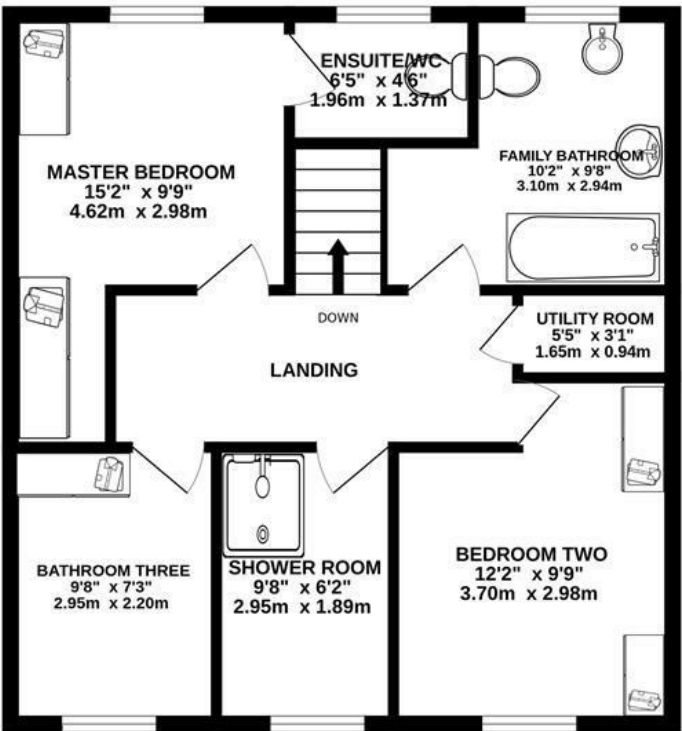


BEN ROSE

GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.6 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		
	56	73
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	

