



## Blackburn Road, Higher Wheelton, Chorley

Offers Over £289,995

Ben Rose Estate Agents are pleased to present to the market a rare opportunity to purchase a stunning stone built, four bedroom, double fronted terraced house, set over three floors. The property is over 200 years old with some of its original features including beam ceilings, wooden flooring and exposed brick work. Situated in a small hamlet in one of the most sought after locations of Higher Wheelton, the property is located near to surrounding fields and open countryside, and is in an ideal location for commuters with access to the M65, M61 and M6 motorway links. There are also beautiful walks right on the doorstep via the nearby Leeds Liverpool canal as well as lovely village amenities such as pubs and cafes.

The gorgeous home has been renovated to a high specification, and comes with an abundance of charm. Internally, the property comprises of a vestibule, leading through to the beautifully appointed lounge with log burning fireplace. Staying on this floor you'll find the dining room which is also accompanied by a fireplace. This then leads through to a separate study which also has the potential to be used as another bedroom.

Moving down the staircase to the basement level, you will find the master bedroom that also has a walk-in wardrobe and private en-suite for added convenience. Adjacent to here lies the beautiful kitchen, fitted with contemporary units and worktops, integrated hob/oven, integrated dishwasher and a door leading out to the rear garden.

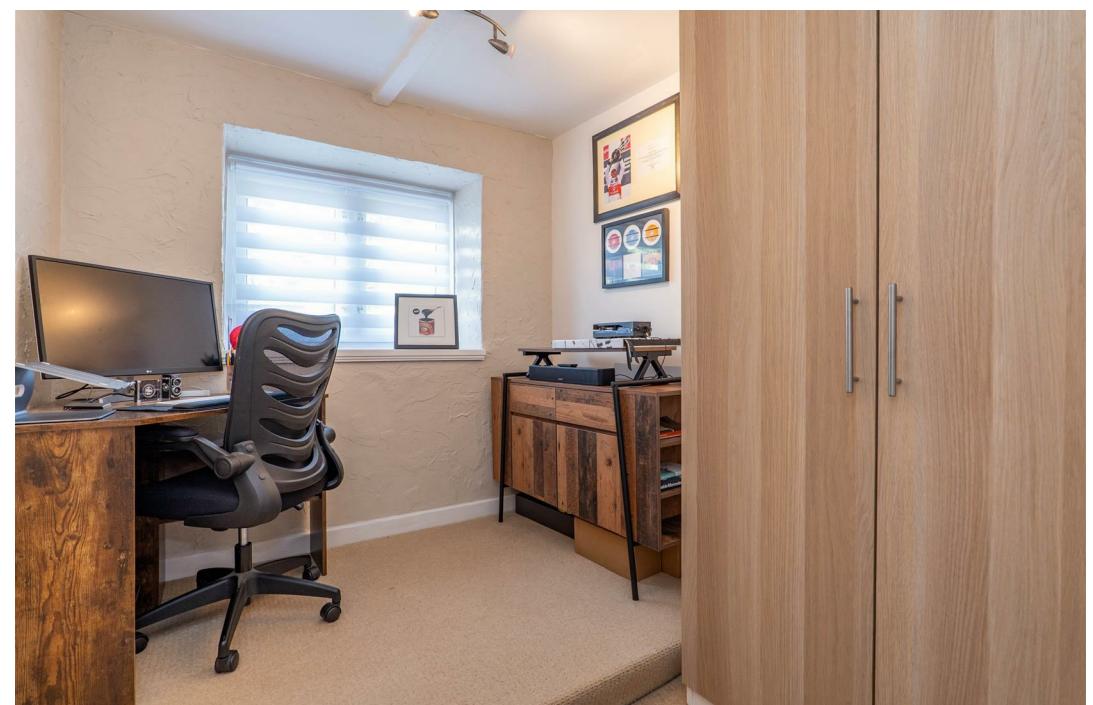
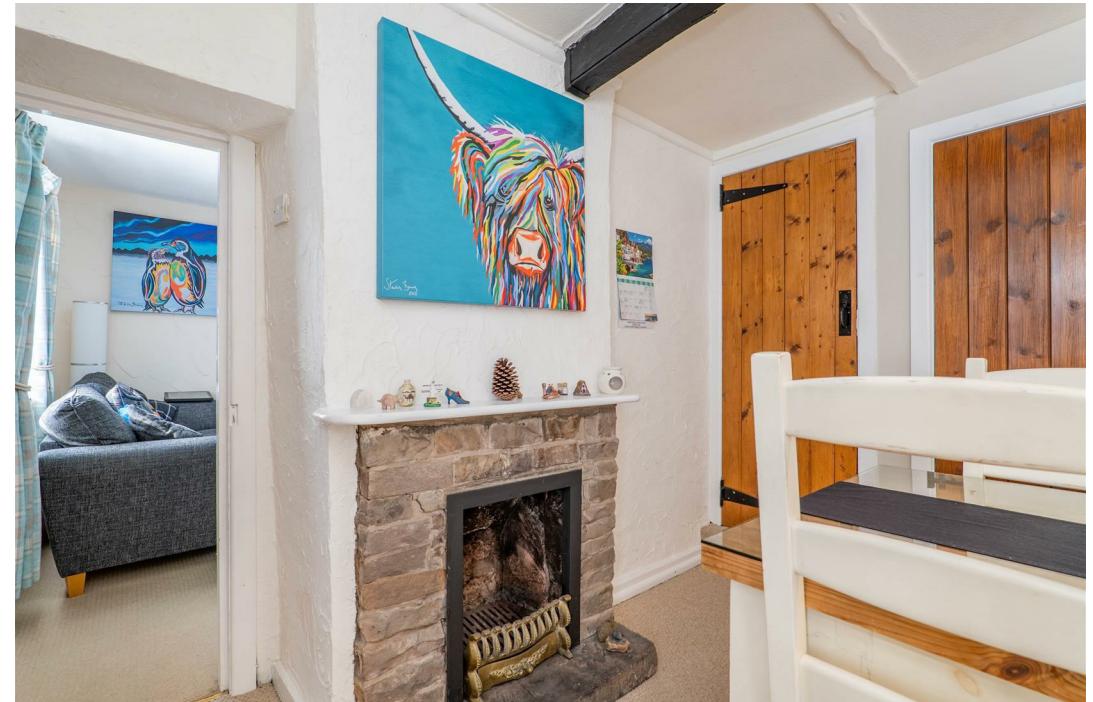
Moving up to the top floor of the home, you'll find the three remaining bedrooms. Bedroom three has exposed stone adding to the charm and character of the home, whilst bedroom four can also be utilised as a home office or craft room. Bedrooms two and three provide sufficient space for double beds. The three piece family bathroom can also be found on this floor with an over the bath shower.

Externally to the front of the property, there is on road parking. The vendors currently rent off road parking spaces for a small monthly sum. Moving to the rear, there is a good size garden set over two levels with views over the local land to the rear. There has been a decking area added for outdoor dining - a stunning space to be enjoyed all year round.

Please note the house is fitted with a full central heating system, and a gully suitable for an electric car charger

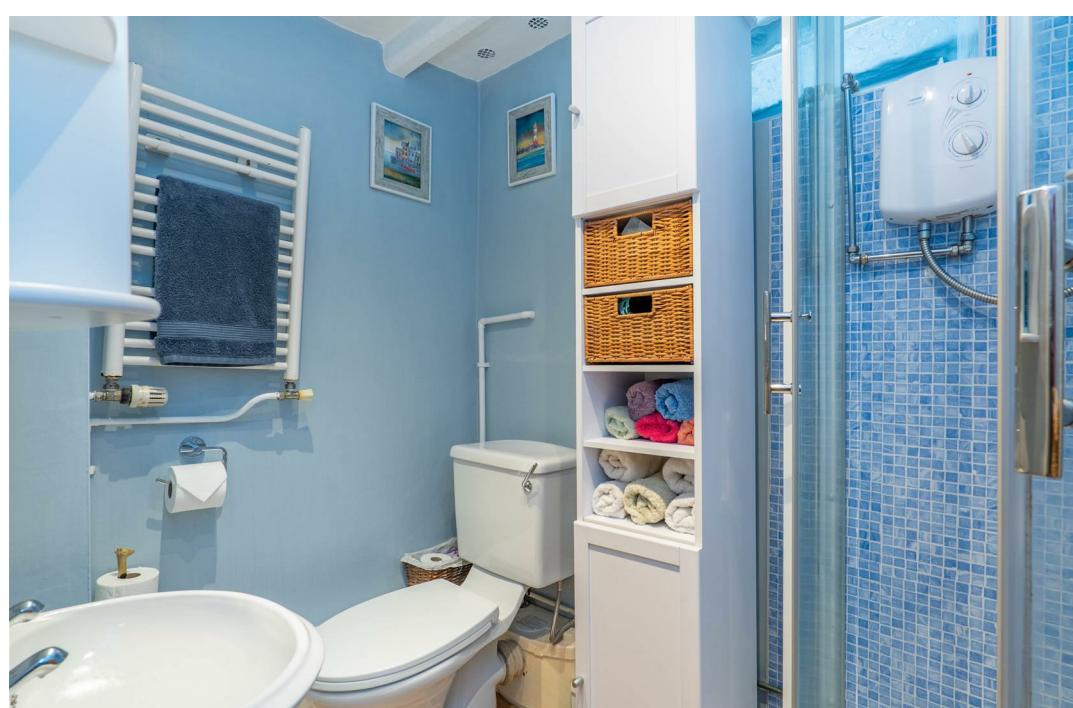


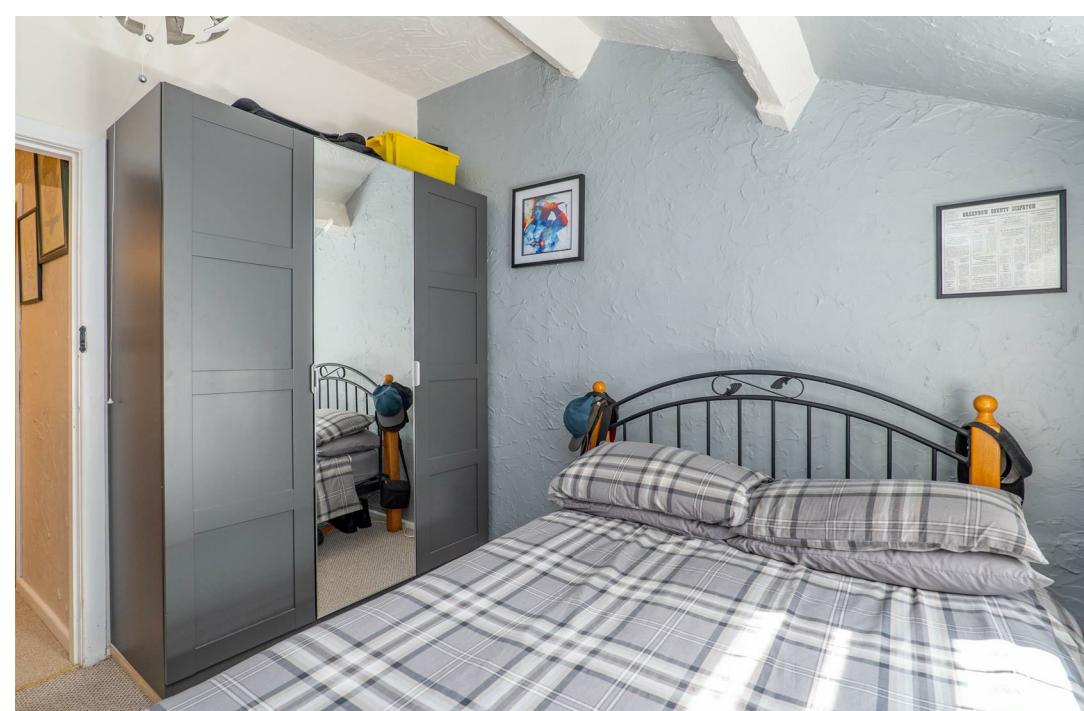
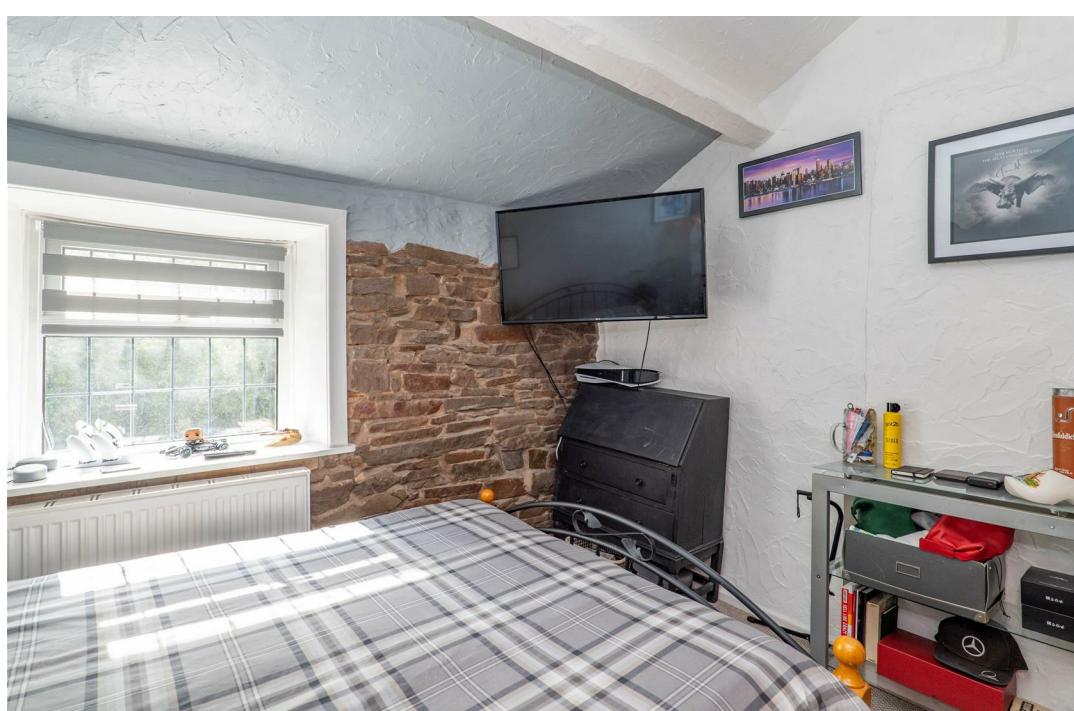


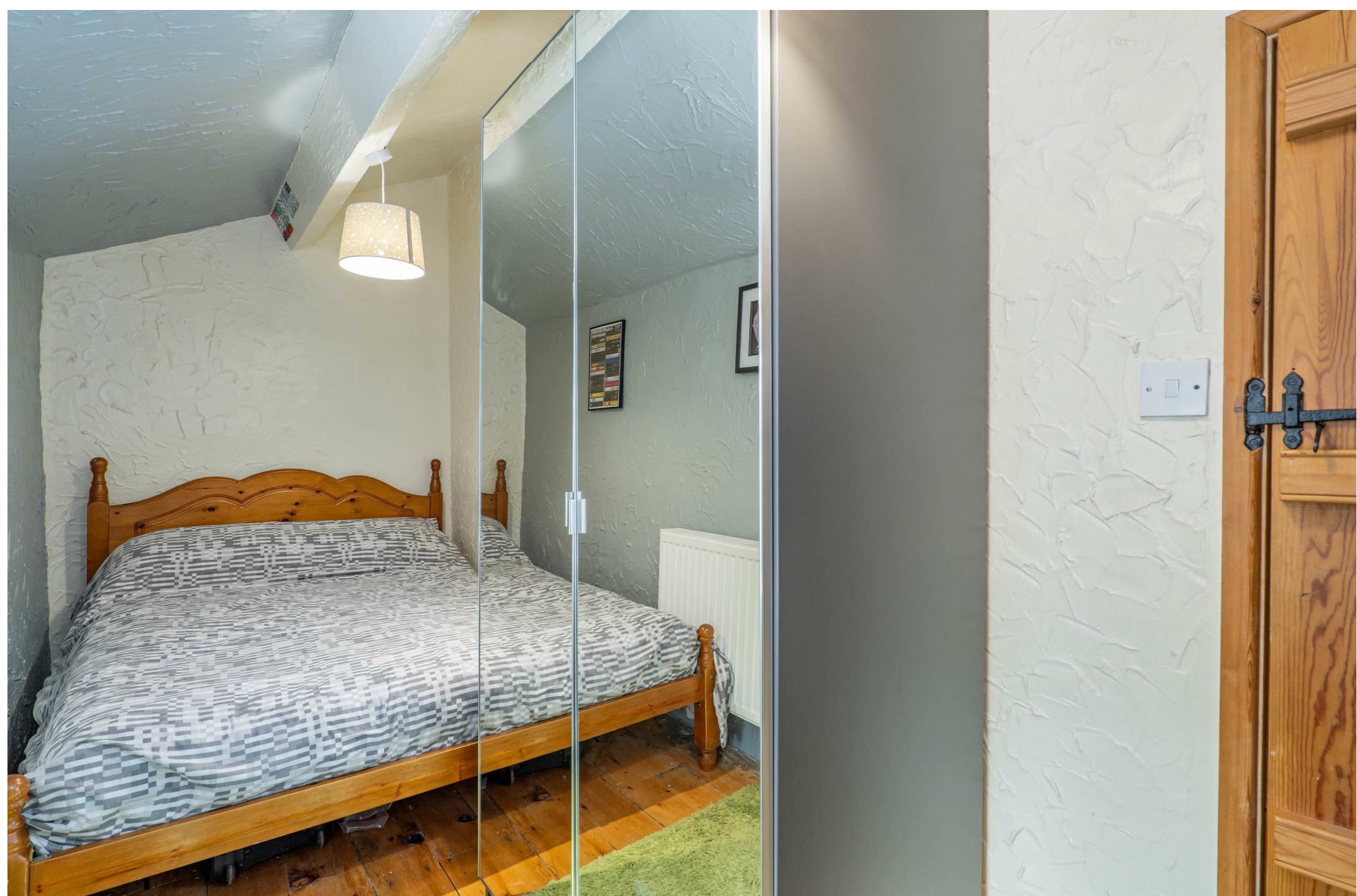


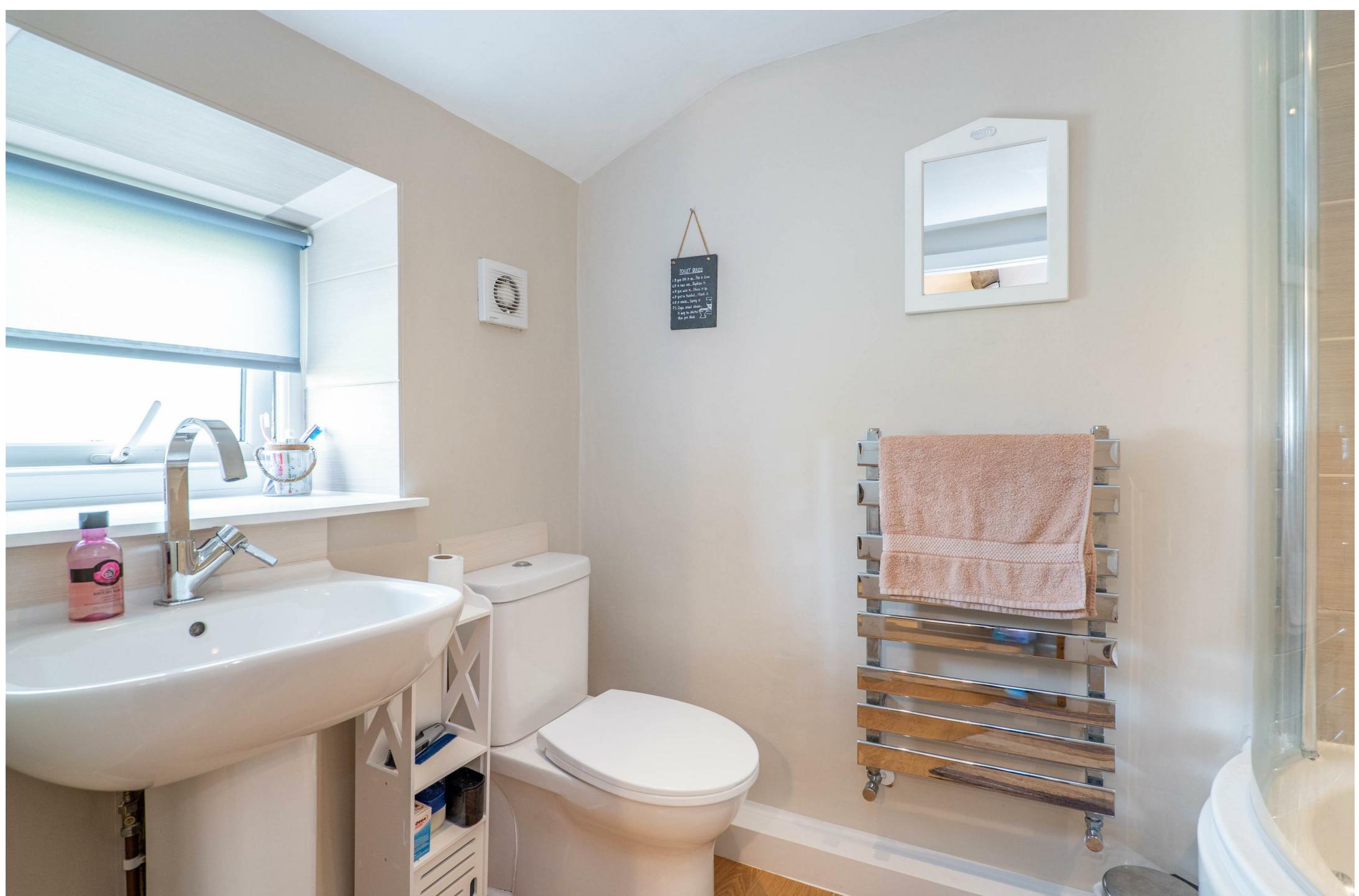








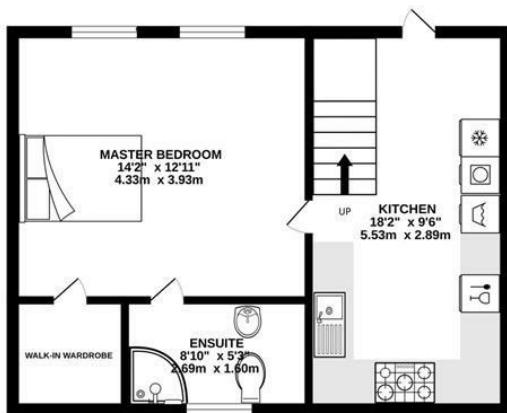




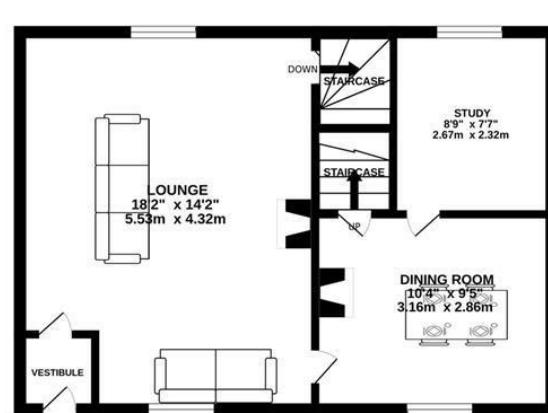


# BEN ROSE

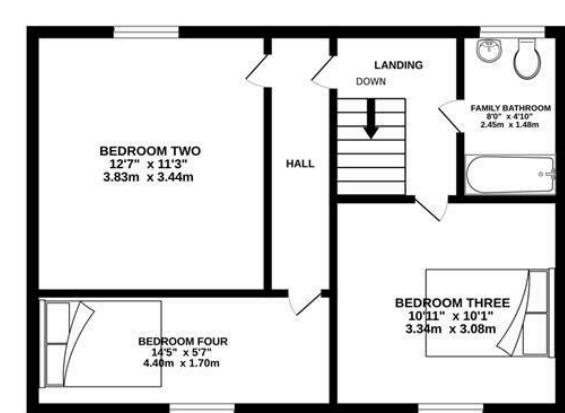
BASEMENT LEVEL  
430 sq.ft. (39.9 sq.m.) approx.



ENTRANCE FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.

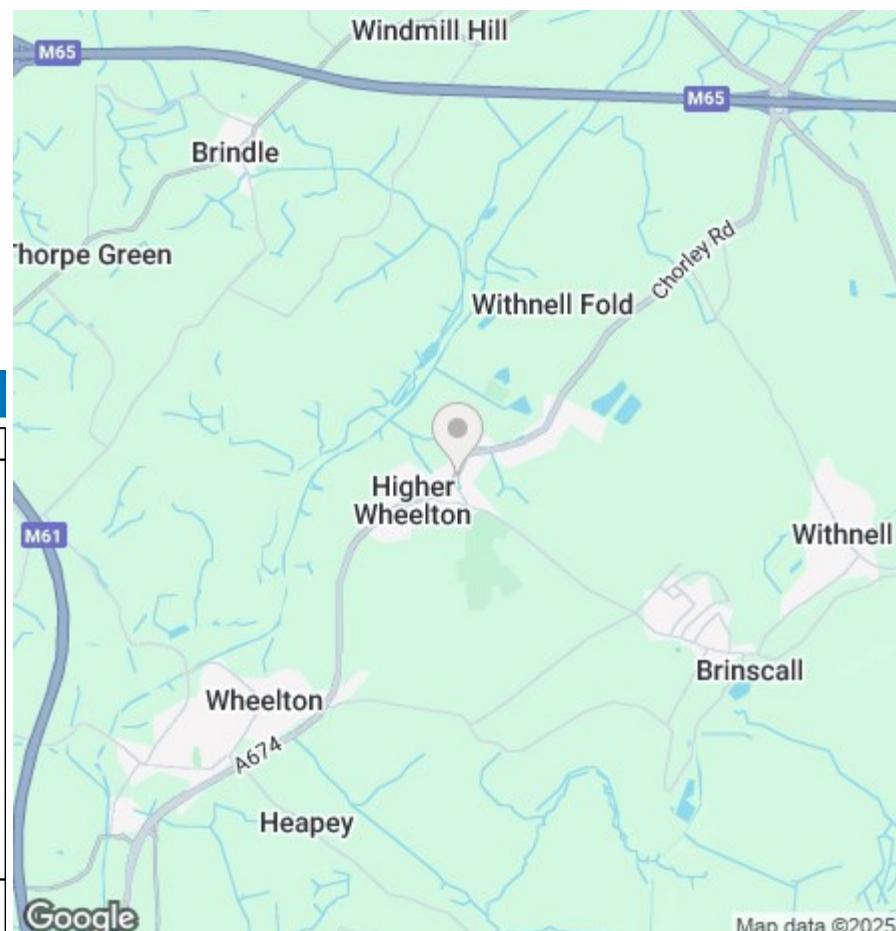


TOTAL FLOOR AREA: 1346 sq.ft. (125.0 sq.m.) approx.

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		76
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		50
(39-54) E	39	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	