BEN ROSE



Buckholes Lane, Wheelton, Chorley

Offers Over £289,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom terraced property, set over three floors and offering a wealth of character features throughout. The home boasts panoramic countryside views and is ideally located only a short drive from Wheelton village centre. Residents will also benefit from excellent local schools, shops, and amenities, as well as superb travel links via the M6 and M61 motorways.

Stepping inside, you are welcomed into an inviting entrance hall which leads through to the open-plan lounge, dining, and kitchen area. This beautifully designed space features a cosy log burner and provides ample room for a large family dining table. The contemporary kitchen is fitted with sleek grey gloss units and comes equipped with an integrated oven, hob, fridge freezer, and dishwasher. From the dining area, stairs provide access to the basement level, with an additional external access point from the front of the property.

The basement floor is home to a versatile layout, beginning with bedroom two/snug – a generous and flexible room that can be used either as a double bedroom or as a secondary reception room, making it an ideal retreat for older children or relatives. Completing this floor is the three-piece family bathroom in a bright white finish.

Ascending to the first floor, you will find the generous master bedroom, complete with its own dressing room offering integrated storage and the flexibility to be used as a study. From here, French doors open out onto a beautiful balcony and seating area, where you can enjoy far-reaching views across the countryside and on a clear day even see Blackpool tower. A stylish three-piece shower room with walk-in shower completes this level.

Externally, the property offers a driveway providing off-road parking for one vehicle, with additional on-street parking available and the further possibility of parking behind the home. To the rear, a good-sized garden features an astro-turfed lawn and a patio area, perfect for outdoor seating and entertaining. There is also additional steps that lead up to the balcony.

This is a wonderful home for families or couples seeking a blend of modern living and rural charm.


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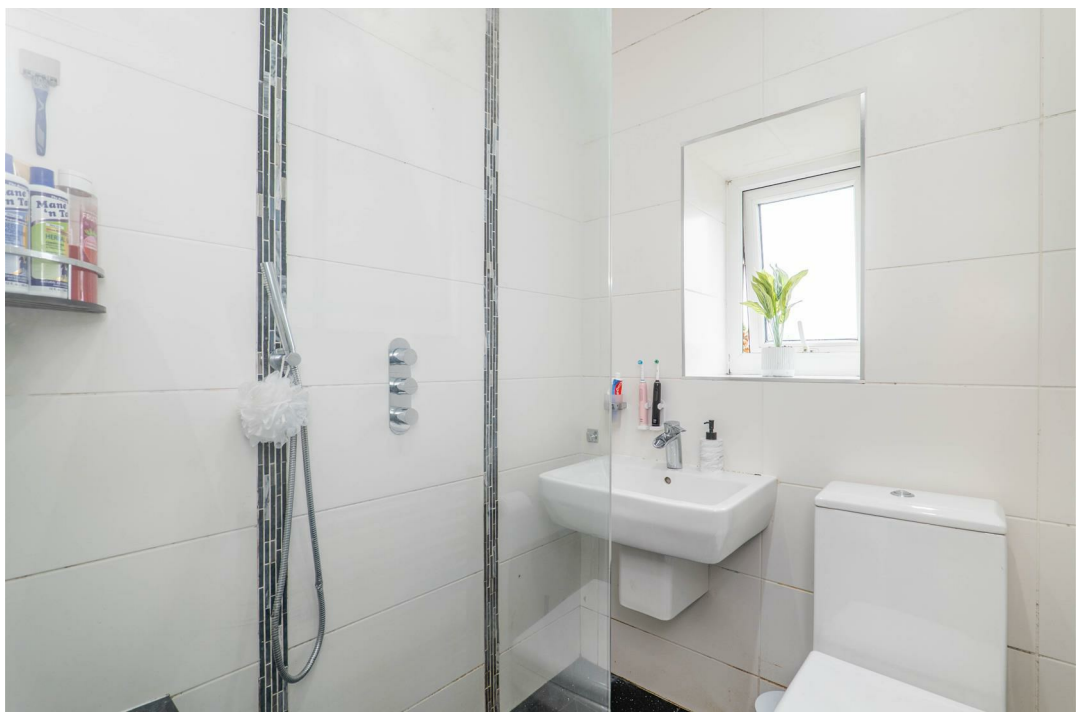


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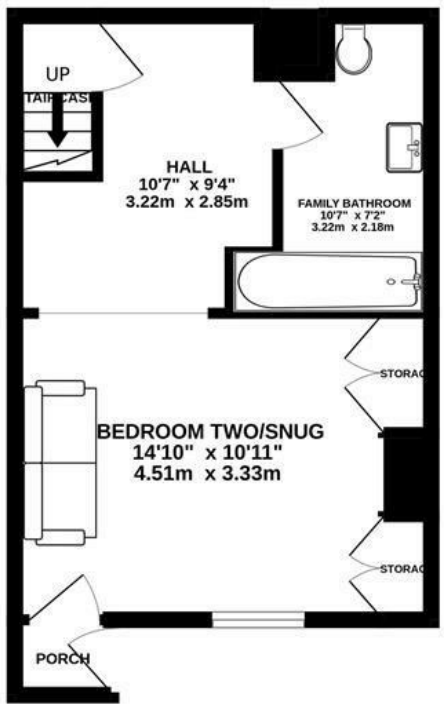




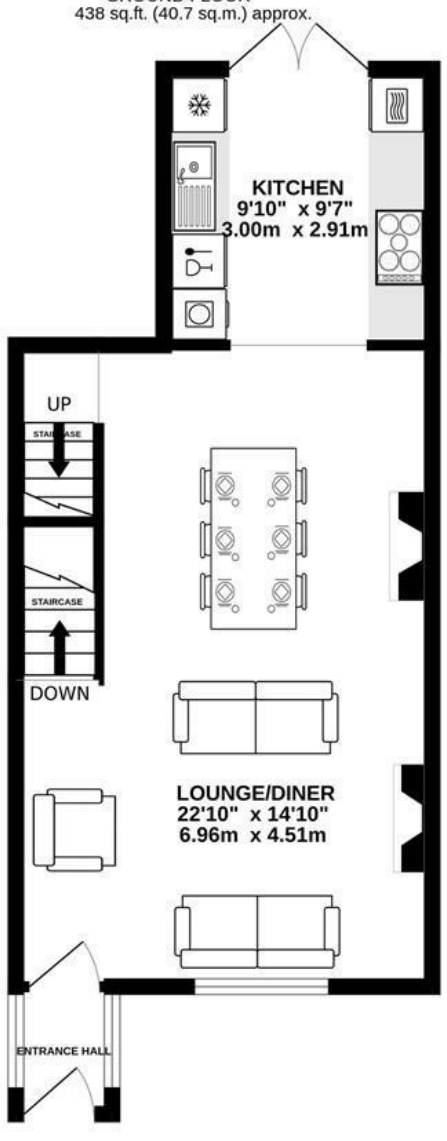
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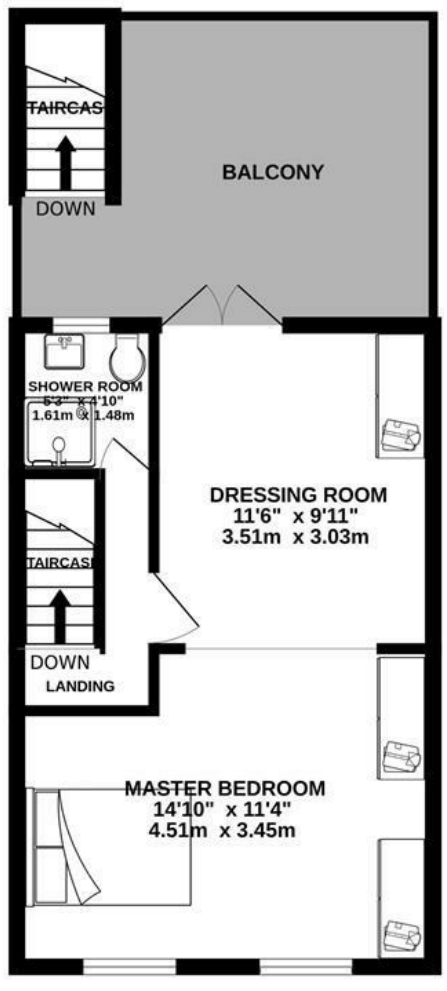
BASEMENT
318 sq.ft. (29.5 sq.m.) approx.



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.

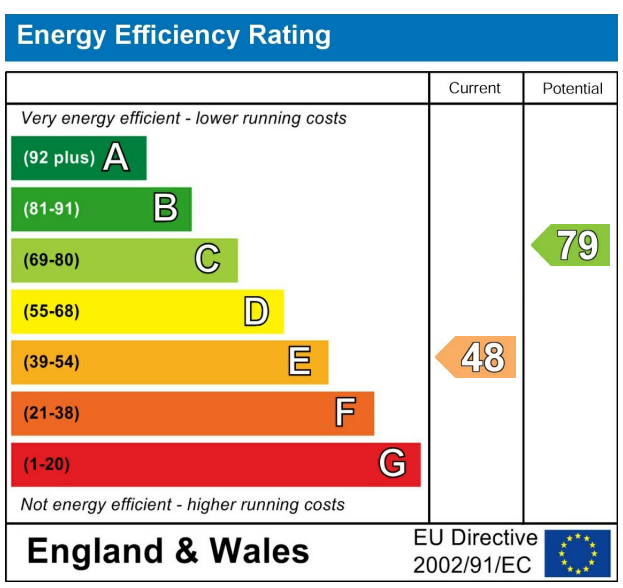


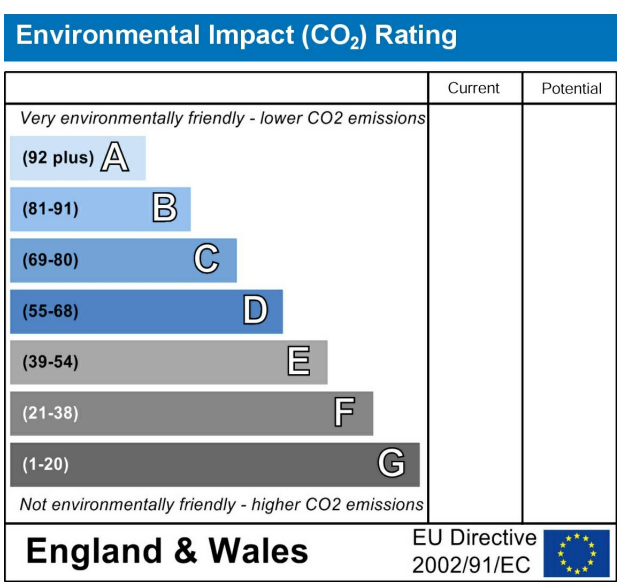
TOTAL FLOOR AREA : 1116 sq.ft. (103.7 sq.m.) approx.

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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