



## High Bank, Heapey, Chorley

Offers Over £369,995

Ben Rose Estate Agents are pleased to present to the market this well-presented four-bedroom detached family home, located in the highly sought-after village of Heapey. Nestled within a picturesque area of Lancashire, the property offers the perfect blend of rural charm and modern convenience. Scenic countryside walks are right on your doorstep, while Chorley town centre is just a ten-minute drive away. Excellent transport links are easily accessible, including nearby motorway connections via the M6 and M61, Chorley train station, and local bus routes. The area is also well served by a range of schools, shops, and recreational amenities.

Stepping into the property, you are welcomed into the entrance hallway, where a convenient WC is located, along with the staircase leading to the upper level. To the right, you enter the spacious lounge, which features a central fireplace and a beautiful bay window overlooking the front aspect. The lounge flows seamlessly into the dining room, offering ample space for a large family dining table, with double patio doors opening onto the rear garden. From here, you continue through to the bright kitchen/breakfast room. The contemporary fitted kitchen provides generous storage and space for freestanding appliances, with a further set of patio doors leading out to the garden. A convenient utility space connects the kitchen to the versatile family room. Converted from the original double garage, this room offers excellent additional living space suitable for a variety of uses. It is currently utilised as an additional lounge but would also be ideal as a large home office or playroom. A utility cupboard provides space for further freestanding appliances, and a single door leads into the remaining garage area. The garage has been partitioned into two separate spaces, making it ideal for storage, a workshop, or a home gym. This area can easily be reverted.

Moving upstairs, you will find four well-proportioned bedrooms, three of which are doubles. Bedrooms two and four benefit from fitted storage. The master bedroom boasts a charming bay window and a recently fitted en-suite shower room. A modern three-piece family bathroom, also recently installed, completes this level.

Externally, to the front, the property benefits from a private driveway providing off-road parking for up to three vehicles. To the rear is a beautifully secluded, south-facing garden with a natural woodland-style character, creating a peaceful outdoor retreat, perfect for relaxing and unwinding.

Viewing at your earliest convenience is highly recommended to avoid disappointment.



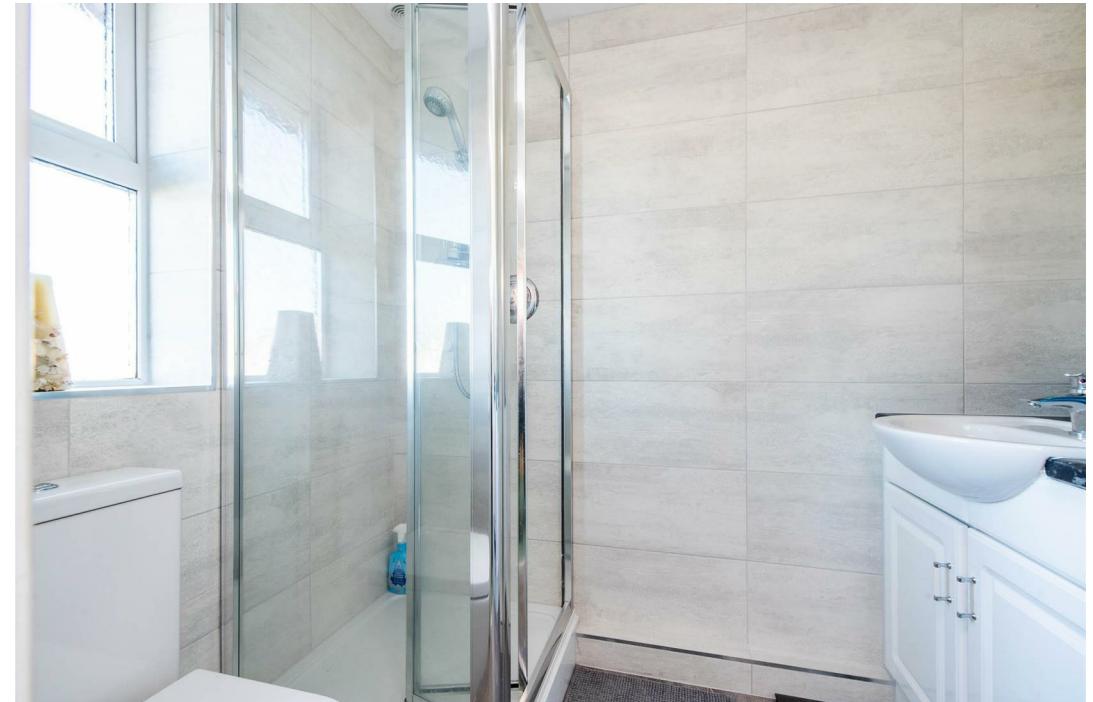










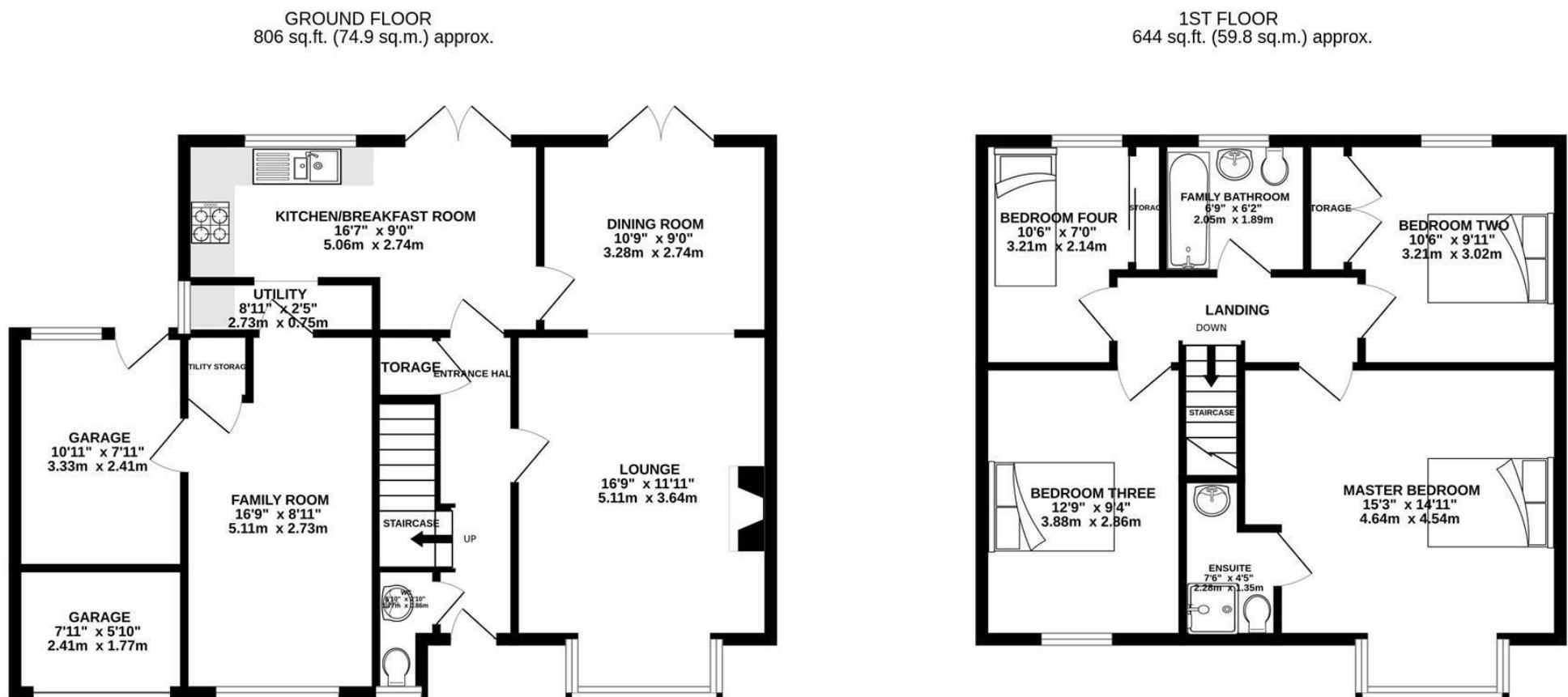








# BEN ROSE



TOTAL FLOOR AREA : 1450 sq.ft. (134.7 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<br>(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              |                         |           |
| <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<br>(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 <sub>2</sub> emissions              |                         |           |
| <b>England &amp; Wales</b>   | EU Directive 2002/91/EC |           |

