



High Bank, Heapey, Chorley

Offers Over £429,995

Ben Rose Estate Agents are pleased to present to market this extended, four-bedroom detached property, located in the highly sought-after village of Heapey. Nestled in a picturesque area of Lancashire, this home offers a perfect blend of rural charm and modern convenience, making it ideal for families. Local countryside walks are right on your doorstep, while Chorley town centre is just a ten-minute drive away. Excellent travel links include nearby motorway access (M6 and M61), Chorley train station, and local bus routes. The area is also well-served by schools, shops, and recreational amenities. Viewing at your earliest convenience is highly recommended to avoid disappointment.

On entering the property, you are welcomed by a spacious entrance hall that grants access to most ground-floor rooms. A handy under-stair storage space and a downstairs WC add practicality. To the front, the generously sized lounge features a log-burning fire and a large front-facing bay window, creating a warm and inviting space.

Moving through, the modern kitchen/dining room serves as the heart of the home, boasting an integrated hob and oven, ample room for freestanding appliances, and breakfast bar for two. Adjacent to the kitchen is space for a sofa and a large dining table, enhanced by two sets of sliding doors that flood the room with natural light and provide access to the rear garden. A utility room, converted from part of the original garage, offers additional worktops and space for a washer and dryer, as well as internal access to the remaining garage storage.

Completing this floor is the versatile side extension, currently used as a sitting/family room, featuring dual-aspect windows and garden access, making it an ideal space for a playroom, home office, or additional lounge.

Upstairs, the property features four double bedrooms, each capable of accommodating ample furnishings. The master bedroom is particularly generous, complete with fitted wardrobes, a large bay window, and a three-piece en-suite shower room. Bedroom three also benefits from fitted wardrobes, while the remaining two bedrooms are well-proportioned and versatile in use. The first floor is rounded off with a three-piece family bathroom, featuring a handheld shower over the bath, and a conveniently located airing cupboard. The boarded loft, accessible via a pull-down ladder, provides excellent additional storage with built-in shelving.

The exterior of the home offers practicality and charm. The front driveway accommodates two cars and features an electric car charging point, while the surrounding hedge adds privacy. The rear garden is a good size, with both lawn and paved areas, ideal for outdoor entertaining or family activities. The garden is not overlooked and benefits from tall fencing for privacy. Solar panels on the rear of the home contribute to energy efficiency, while a new boiler and improved insulation ensure comfort and cost savings.

This superb property, located in a family-friendly area, combines thoughtful design with modern updates, making it a must-see home.





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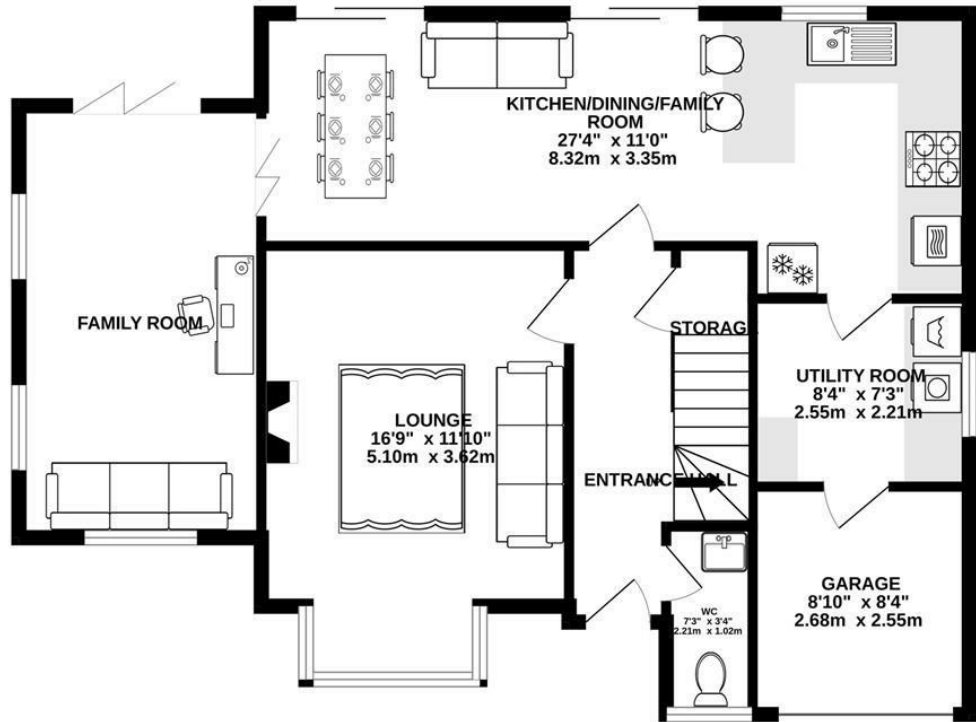


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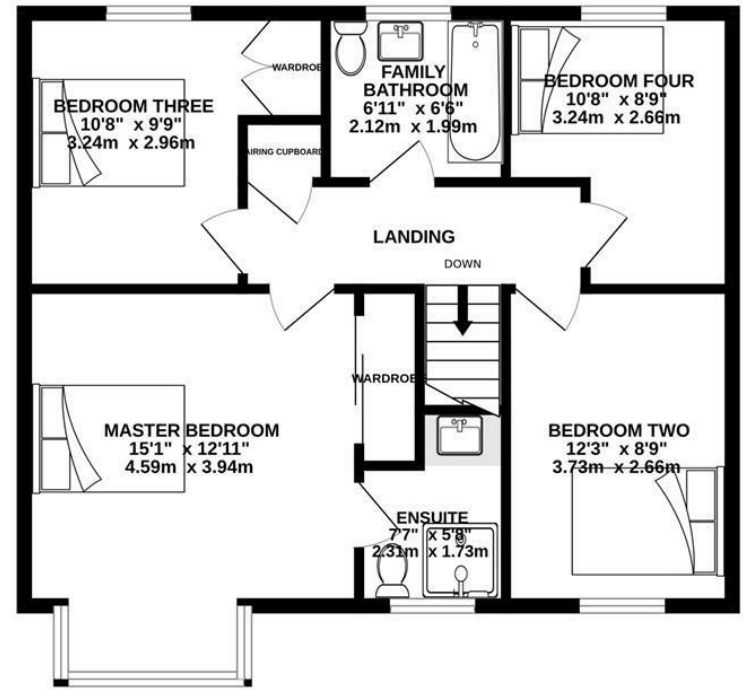


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GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

