



Blackburn Road, Heapey, Chorley

Offers Over £289,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom Victorian terraced home, set in the highly sought-after village of Heapey, Chorley. This stunning property combines tasteful décor with breathtaking countryside views to both the front and rear, offering a perfect blend of modern living and rural charm. Ideal for families or those seeking a peaceful village lifestyle, the home is ready to move straight into and has been thoughtfully maintained throughout. Heapey itself is a picturesque area surrounded by open fields, country walks, and scenic landscapes, while still providing convenient access to nearby Chorley, with its excellent selection of shops, schools, and local amenities. For commuters, Chorley Train Station and the M61 and M6 motorways are just a short drive away, offering easy connections to Preston, Manchester, and beyond.

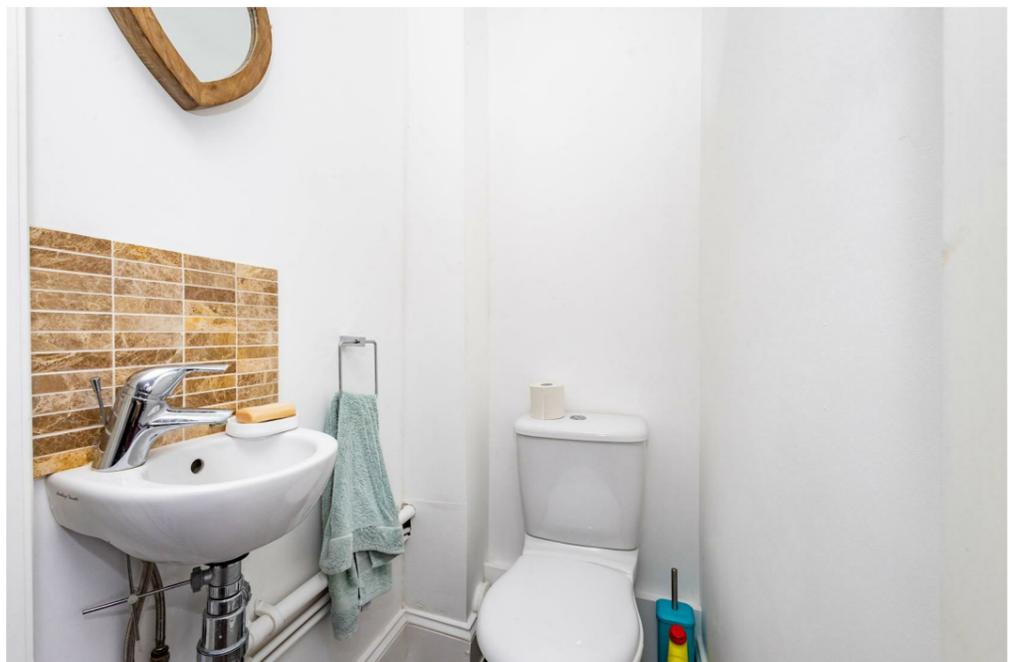
Stepping through the front door, you are welcomed into a long, bright entrance hall that sets the tone for the spacious interior. To the front, the lounge enjoys an abundance of natural light through a large bay window and features a newly fitted carpet and a cosy gas fireplace, creating an inviting space for relaxation. Moving through to the rear, the open-plan kitchen diner truly stands as the heart of the home. This beautifully designed space features a modern, sleek kitchen with integrated appliances including a dishwasher, microwave, and double oven with hob – all included as part of the sale. A large island provides additional storage and doubles as a breakfast bar, perfect for casual dining. Bi-folding doors open directly onto the garden, allowing you to enjoy the stunning open countryside views from the comfort of your home. The dining area, enhanced by high ceilings, offers ample space for a large dining table and is tastefully decorated, making it ideal for entertaining family and friends. There is also a useful W/C with sink and understairs storage completing the ground floor.

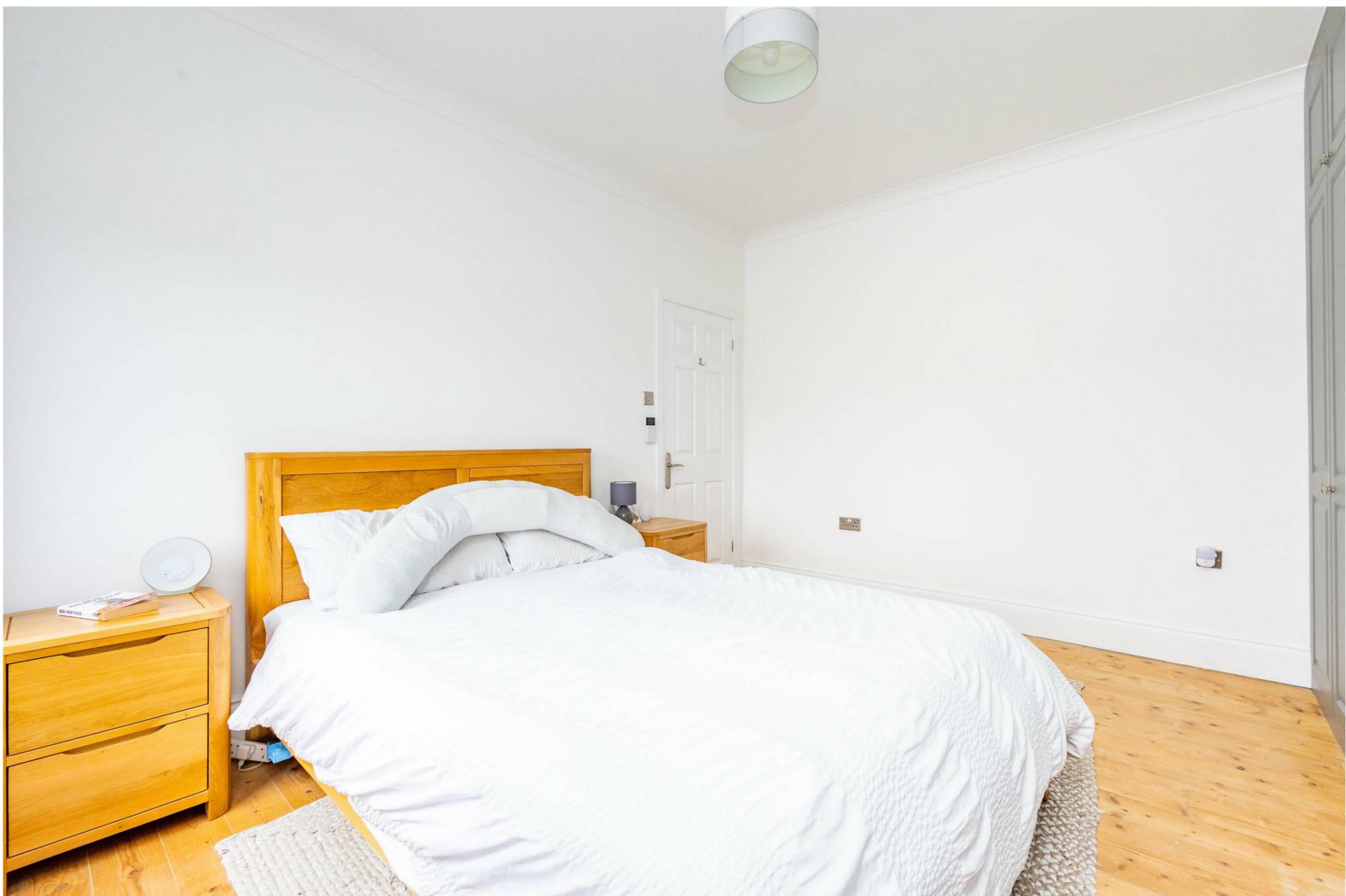
To the first floor, you'll find three well-proportioned bedrooms. The spacious master bedroom benefits from newly fitted, high-quality built-in wardrobes and large windows that fill the room with natural light. The second bedroom is another generous double, offering beautiful countryside views to the rear, while the third bedroom provides flexibility as a single, home office, or nursery. The contemporary family bathroom has been recently refurbished to a high standard, featuring modern fittings and a bright, fresh finish. It also benefits from built in storage. Externally, the property continues to impress. To the front is a recently landscaped garden, enclosed by a gate and bordered with mature trees and bushes for privacy. The space includes planters, decorative stone, and a flagged pathway. To the front there is plenty of off-road parking. To the rear, a beautifully landscaped, low-maintenance garden offers stunning countryside views and a peaceful, private setting – perfect for outdoor dining or simply relaxing.

In summary, this charming and tastefully decorated home offers spacious living, a stunning modern kitchen, and unbeatable rural views, all set within a friendly and sought-after village community. With new front windows, a newly refurbished bathroom, and a partially boarded loft providing additional storage, this is a property that is both stylish and practical – a perfect home ready to welcome its next owners.







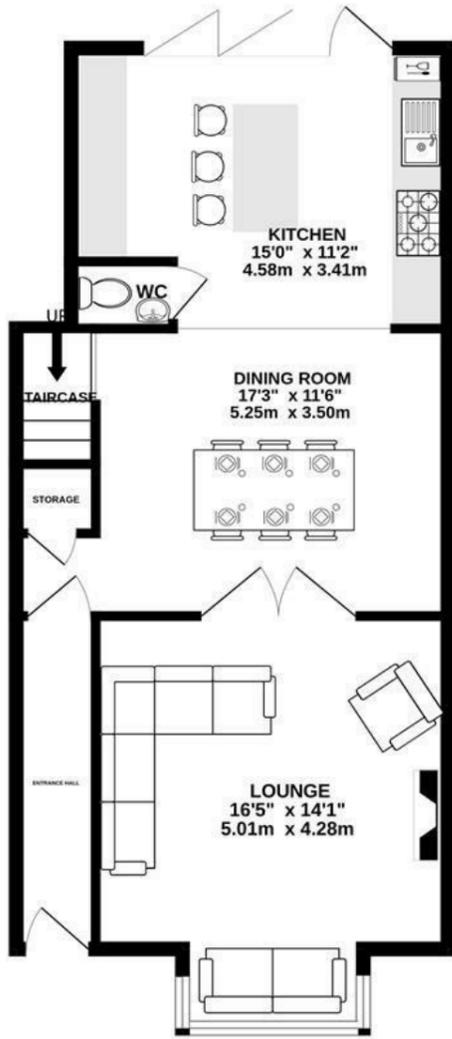




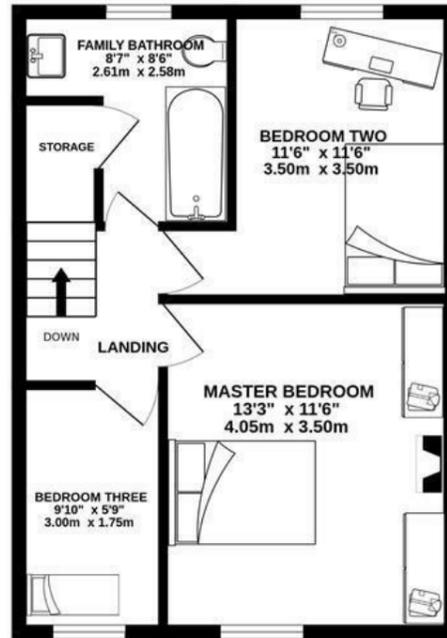


BEN ROSE

GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

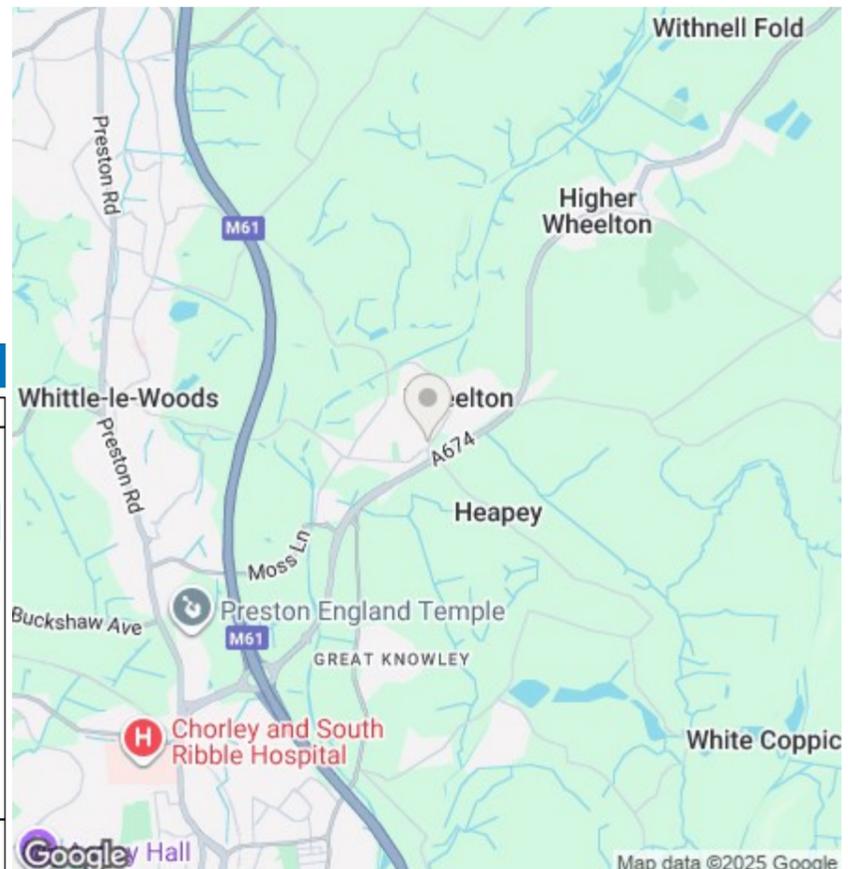


TOTAL FLOOR AREA : 1038 sq.ft. (96.4 sq.m.) approx.

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		
(81-91) B		
(69-80) C	73	77
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	