



## Kittiwake Road, Heapey, Chorley

**Offers Over £474,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached property, situated on a generous plot in the highly sought-after village of Heapey. This delightful family home offers the perfect blend of countryside living and modern convenience, surrounded by stunning rural scenery while remaining within easy reach of nearby amenities. The charming village setting provides access to a range of picturesque walking routes and bridleways, ideal for outdoor enthusiasts. Heapey is perfectly positioned for travel, with Chorley town centre only a short drive away, offering excellent transport links via the M61, M6, and M65 motorways, as well as direct train services to Manchester and Preston. Local shops, schools, and leisure facilities are all easily accessible, making this a truly desirable place to call home.

Stepping through the front door, you're welcomed into a bright and inviting reception hall, with the staircase elegantly positioned just off to the side. From here, you're led into the spacious lounge, located at the front of the property, which features a stunning bay-fronted window allowing natural light to flood the space. The focal point of the room is a charming fireplace complete with a log burner — perfect for cosy family evenings. Back through the hall, a conveniently placed WC adds practicality before you reach the impressive open-plan kitchen and breakfast room at the rear. This space forms the heart of the home, with modern integrated appliances, a breakfast bar for casual dining, and French doors that open directly onto the garden. Adjoining the kitchen is a useful utility room, providing additional storage and laundry space, while a separate, generously sized dining room offers flexibility for family meals or entertaining, with further French doors leading out to the rear garden.

To the first floor, you'll find four well-proportioned bedrooms, each offering a comfortable and versatile space for family living. The master, second and fourth bedrooms all benefit from fitted wardrobes, providing ample storage, while the master also enjoys the added luxury of a private en-suite shower room. The remaining bedrooms are served by a modern three-piece family bathroom, complete with an over-the-bath shower, creating a practical and well-designed layout for busy households.

Externally, this property continues to impress. To the front, a substantial driveway provides parking for up to seven cars and leads to a double garage, offering further secure storage or workshop potential. The rear garden is a true highlight of the home — beautifully landscaped and offering a wonderful sense of privacy. A well-maintained lawn stretches out from the back of the property, bordered by mature planting, with a meandering pathway that leads to two inviting seating areas. To the far end of the garden, a more secluded patio area provides the perfect spot for entertaining guests or simply relaxing while enjoying the peaceful countryside surroundings.

This exceptional family home combines generous living spaces, a picturesque setting, and excellent transport connections — making it an ideal choice for families seeking both comfort and convenience in a tranquil Lancashire village.













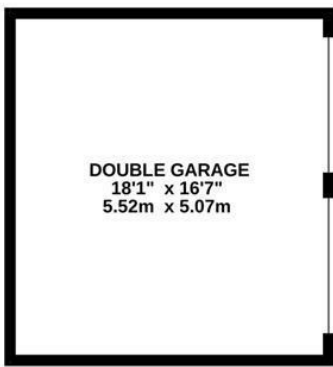
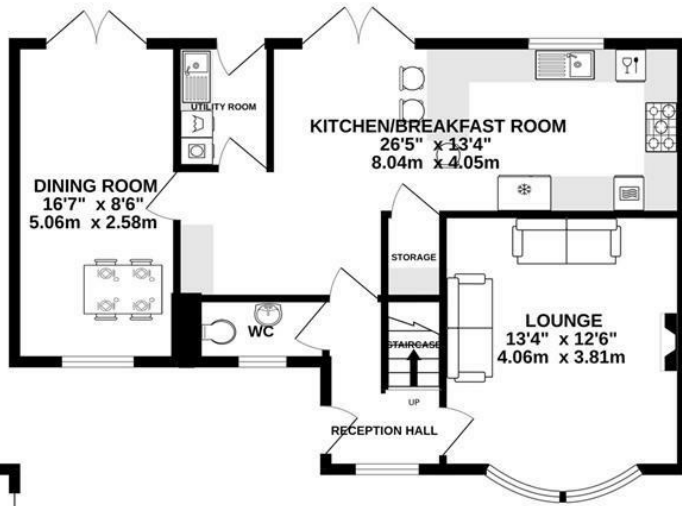




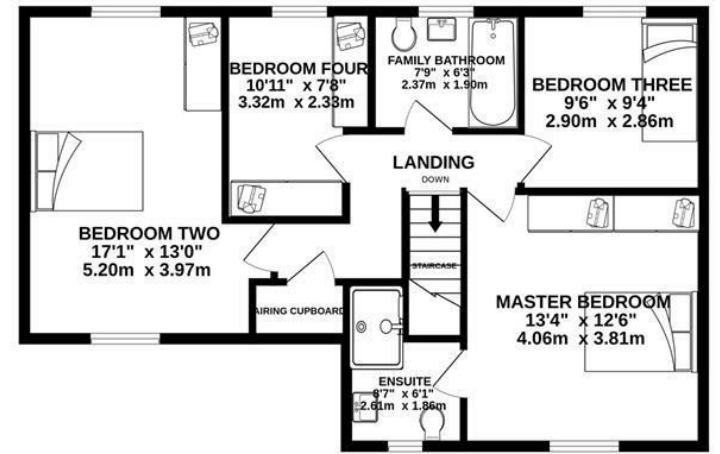




GROUND FLOOR  
986 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR  
709 sq.ft. (65.9 sq.m.) approx.

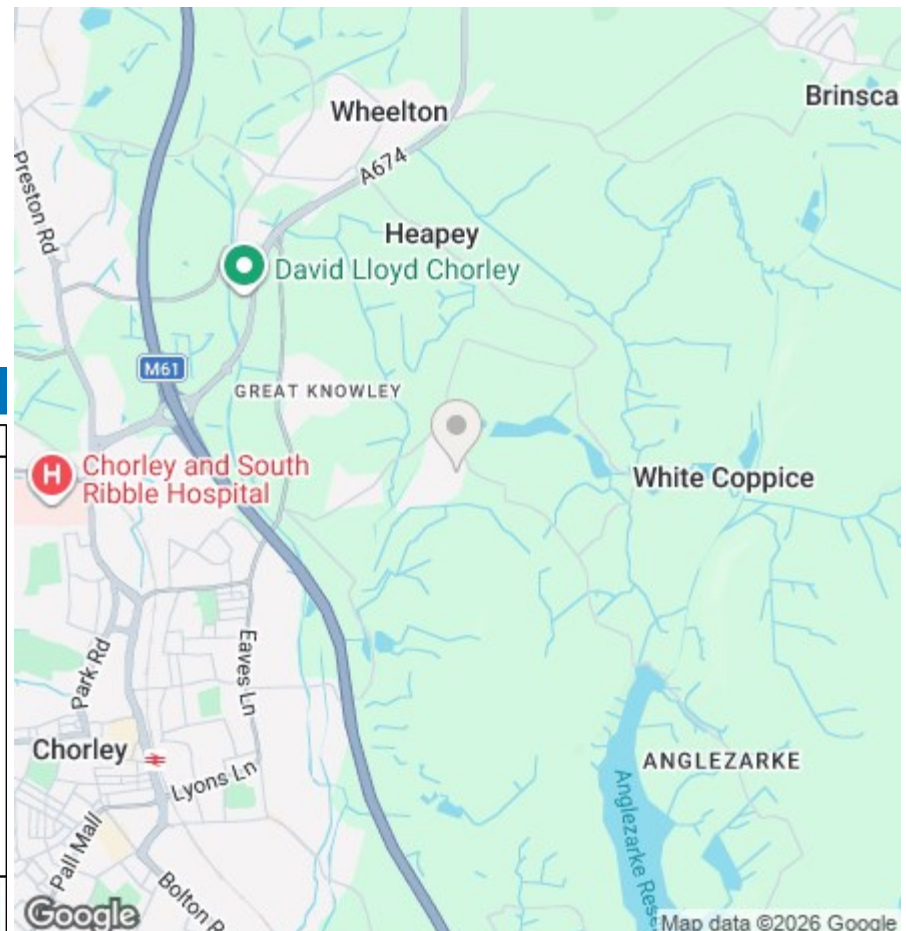


TOTAL FLOOR AREA : 1695 sq.ft. (157.5 sq.m.) approx.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>74</b>	<b>81</b>
<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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		