



Bury Lane, Withnell, Chorley

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented character mid-terrace cottage, situated in the highly sought-after village of Withnell, Lancashire. Combining charming period features with stylish contemporary finishes, this deceptively spacious home has been thoughtfully modernised throughout, benefiting from a recently replaced roof, new windows and a new front door, in addition to a stunning loft conversion that creates an impressive principal bedroom suite. Ideal for families and couples alike, the property offers versatile living accommodation whilst retaining a warm and welcoming feel. Withnell enjoys a peaceful semi-rural setting surrounded by picturesque countryside, offering an abundance of scenic walks whilst remaining conveniently positioned for everyday amenities. Darwen and Blackburn are both just a short drive away, providing supermarkets, restaurants, pubs, schools and leisure facilities. Excellent transport links are available via the nearby M65 and M61 motorways, making commuting across Lancashire and beyond both straightforward and convenient.

Stepping through the entrance porch, you are welcomed into the impressive full-length lounge and dining room, a superb open-plan living space featuring attractive wood flooring and a charming multi-fuel wood burner that creates a cosy focal point. Contemporary fitted television cabinetry, shelving and storage cupboards add both style and practicality, whilst French doors open directly onto the rear yard, allowing plenty of natural light to fill the room. To the rear, the recently fitted modern kitchen is finished to a high standard and benefits from integrated appliances including a fridge/freezer, a gas hob and a Velux window, creating a bright and functional space for everyday cooking.

The first floor offers two generously sized double bedrooms, both providing comfortable accommodation with ample space for furnishings. Serving this floor is a beautifully appointed contemporary three-piece family bathroom, finished with modern fittings. Stairs continue to the converted loft where the impressive principal bedroom suite occupies the entire upper level. This spacious retreat benefits from fitted wardrobe storage, multiple Velux windows allowing natural light to flood the room, and a stylish modern en-suite shower room.

Externally, the property is attractively set back from the road and benefits from a shared stone driveway providing off-road parking. To the rear is a private enclosed yard with a low-maintenance concrete finish, high timber fencing and a wooden access gate, creating a secure outdoor space to enjoy throughout the year. Beautifully decorated throughout and blending character with modern living, this exceptional cottage presents a fantastic opportunity for buyers seeking a home ready to move straight into within a desirable Lancashire village.





















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TOTAL FLOOR AREA : 1103 sq.ft. (102.4 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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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) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	
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	

