



**Blackburn Road, Heapey, Chorley**

**Offers Over £259,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace home, set along a highly sought-after road on the border of the villages of Heapey and Wheelton, Lancashire. This delightful property perfectly blends traditional character with stylish modern finishes, offering a stunning interior that is ready to move straight into. Ideal for first-time buyers or small families, the home enjoys a slightly elevated position with picturesque rear field views, creating a peaceful semi-rural feel while remaining conveniently close to local amenities. Nearby, you'll find a selection of pubs, schools and cafes, with excellent travel links including easy access to the M61, M6 and M65 motorways, as well as nearby train stations in Chorley providing direct routes to Manchester, Preston and beyond.

Upon entering the home, you are welcomed into a vestibule that leads through to a warm and inviting reception hall, featuring beautiful original tiled flooring that immediately sets the tone for the property's character. The staircase is positioned directly ahead, with access into both the lounge and dining room. The spacious lounge to the front boasts a stunning reclaimed fireplace, creating a cosy focal point, alongside a large bay window that allows plenty of natural light to flood in and offers charming elevated views towards the surrounding fields. Moving through to the rear, you'll find the impressive dining room, complete with a show-stopping fireplace and log burner - perfect for entertaining or relaxing evenings. French doors open out onto the garden, seamlessly connecting indoor and outdoor living. The dining room flows effortlessly into the modern fitted kitchen, which is well-equipped with integrated appliances and provides additional access to useful under stair storage.

To the first floor, a bright gallery landing leads to two generously sized double bedrooms, both of which benefit from lovely open aspects and pleasant views. The accommodation is completed by a beautifully presented four-piece family bathroom, featuring a luxurious freestanding bath alongside a separate shower enclosure, offering both style and practicality.

Externally, the property offers on-road parking to the front, with steps leading up to the entrance. To the rear, there is a private and secluded garden that enjoys stunning countryside views, featuring a well-maintained lawn and designated seating areas - ideal for relaxing or entertaining in the warmer months. This is a truly special home that combines character, comfort and a sought-after location, making it an excellent opportunity for a wide range of buyers.















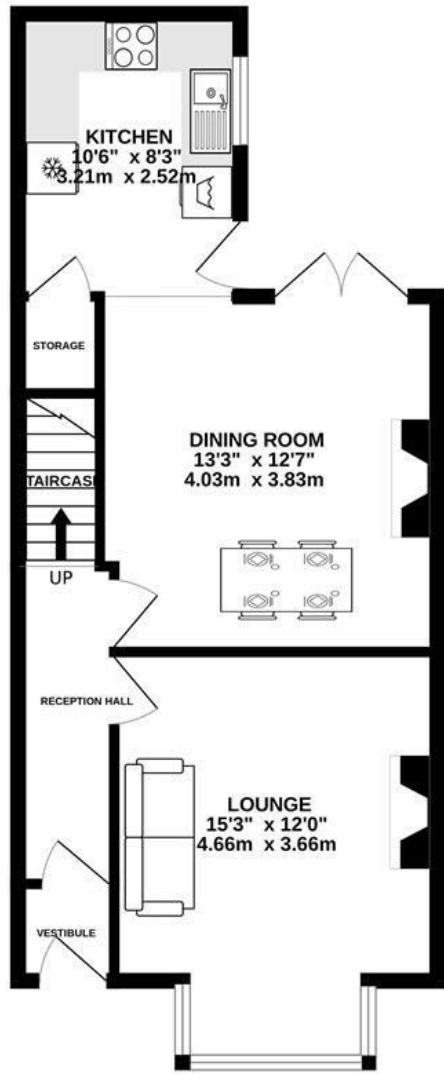




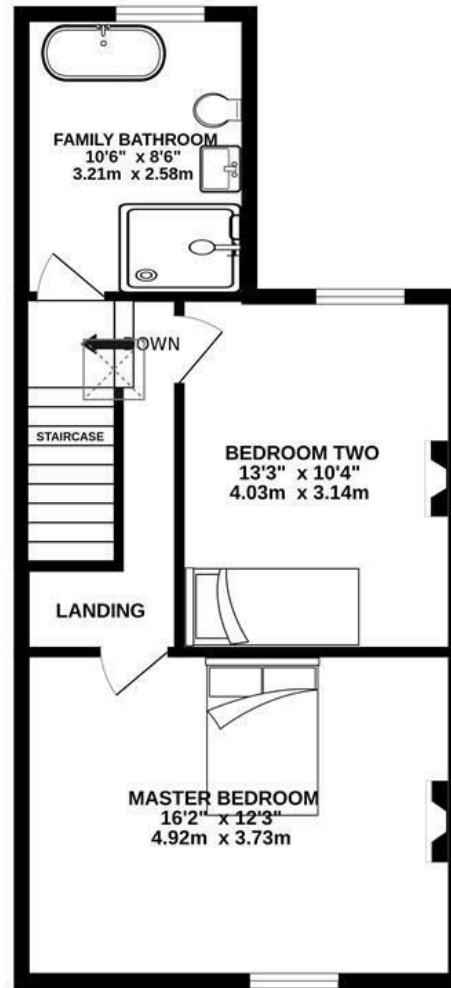


# BEN ROSE

GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.0 sq.m.) approx.

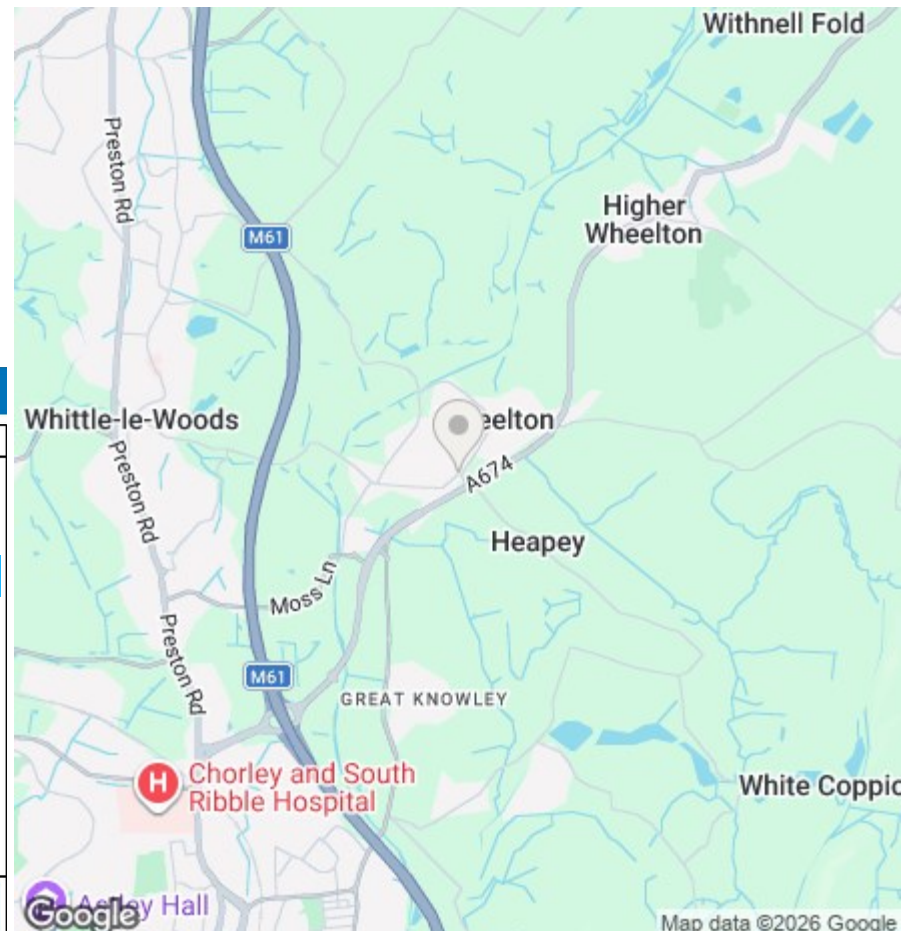


TOTAL FLOOR AREA : 989 sq.ft. (91.8 sq.m.) approx.

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>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>83</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	