



**Albert Street, Wheelton, Chorley**

**Offers Over £179,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom terrace cottage, ideally situated in the sought-after village of Wheelton. Nestled within a desirable residential location, the property enjoys the tranquillity of village life while offering excellent commuter links via the nearby M6 and M61, providing direct routes to major towns and cities. Local amenities, shops, pubs, and countryside walks are all within easy reach, making this an ideal setting for both convenience and leisure.

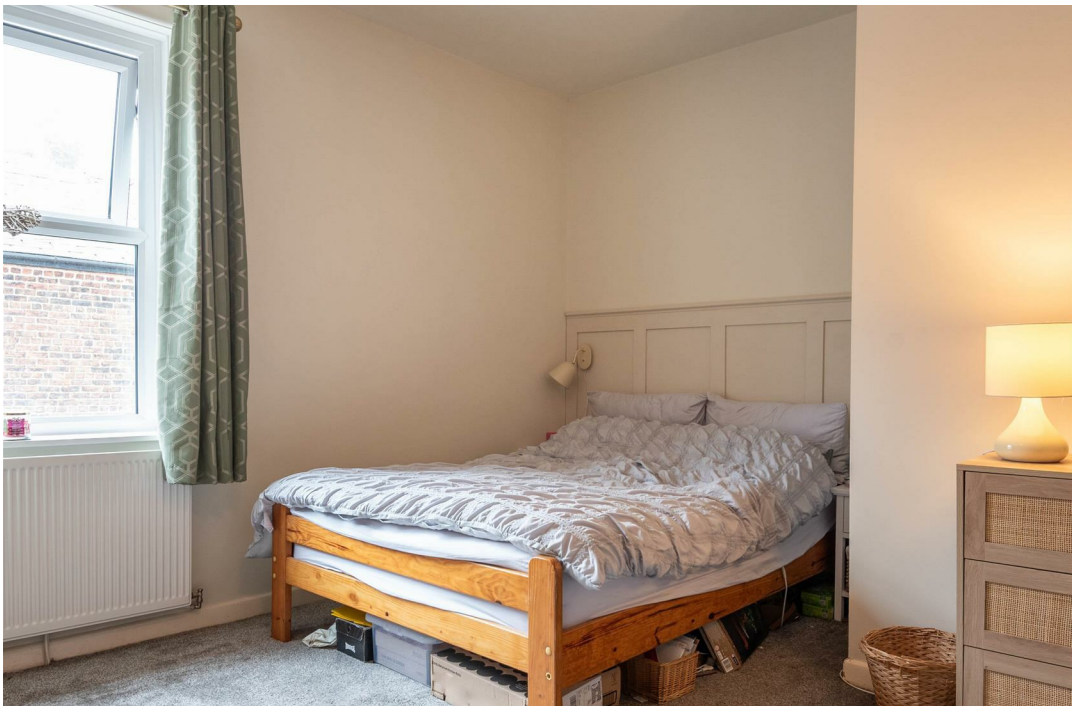
Stepping inside, you are greeted by a welcoming entrance hall that leads directly into the spacious lounge. This inviting room is full of character, featuring an electric fire designed to appear as a log burner, striking feature fireplace, and an open staircase that adds to its charm. From here, the home flows into the kitchen/diner, which comes fitted with an integral oven and provides space for additional freestanding appliances. The kitchen also benefits from direct access to the rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor, you will find two well-proportioned bedrooms. The master bedroom offers a comfortable and cosy retreat, while the second bedroom enjoys picturesque rear views over the village. Completing this floor is a well-appointed four-piece family bathroom, finished with a separate bath and stand-in shower – perfectly suited to modern family living.

Externally, the property is located on a private road with no through access and offers some parking to the front. To the rear, you'll discover a generously sized garden with a patio area, providing ample space for outdoor dining or relaxation. While the garden would benefit from some light maintenance, it presents excellent potential to create a wonderful outdoor retreat. A gate also leads to a communal ginnel, adding further practicality. Overall, this cottage combines character, charm, and opportunity in a desirable village location.





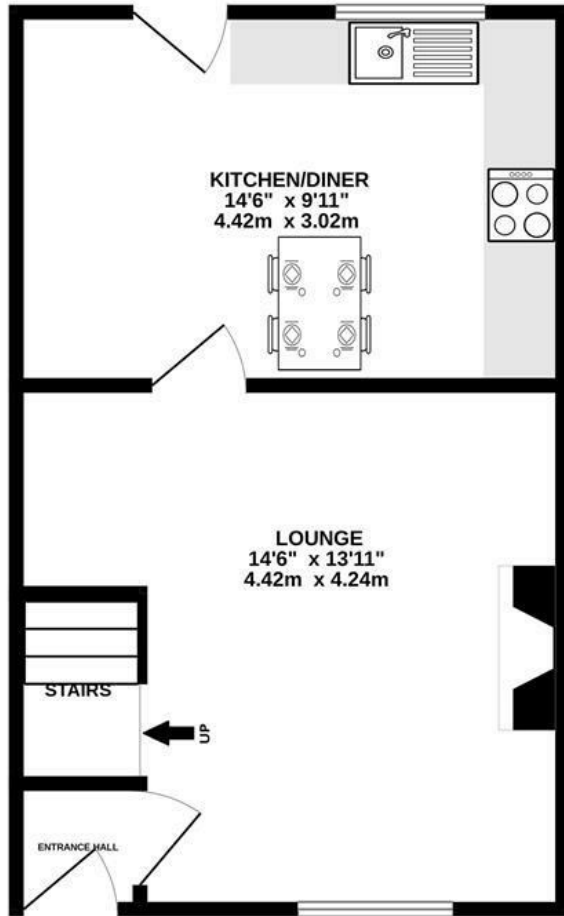




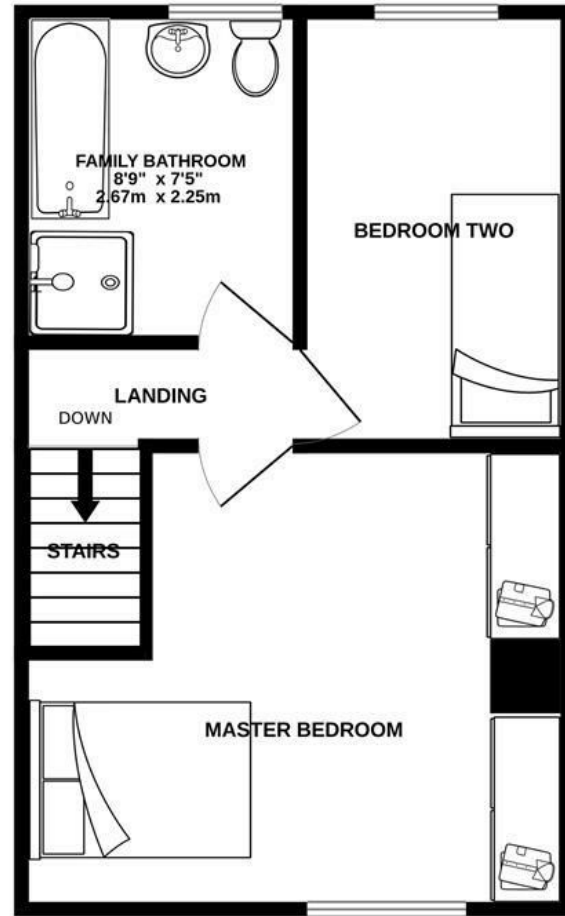




GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.

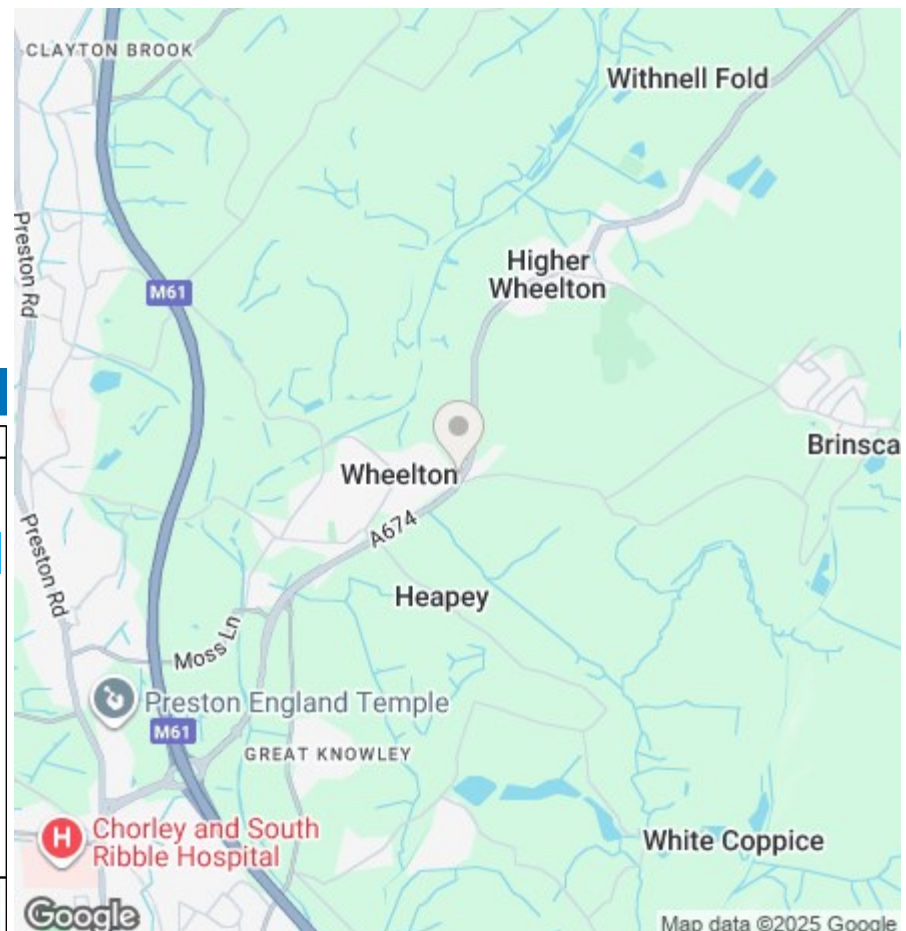


TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.

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

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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	