



Victoria Street, Wheelton, Chorley

Offers Over £219,995

Ben Rose Estate Agents are delighted to bring to market this charming three-bedroom mid-terrace cottage, perfectly situated in the picturesque and highly sought-after village of Wheelton. Spanning three floors, this delightful home offers a harmonious blend of tranquility and convenience, with nearby amenities and excellent travel links ensuring the best of both worlds.

Upon entering through the reception hall, you are welcomed by a warm and inviting ambiance that flows throughout the property. The ground floor features a spacious lounge, complete with a striking media wall, a cozy log-burning fire ideal for winter evenings, and access to the staircase. Adjacent to the lounge is a beautifully designed country-style kitchen/breakfast room, fitted with ample wall and base units, a practical breakfast bar for two, and direct access to both the basement and the sunroom. The sunroom, a versatile and light-filled space, features patio doors that open onto the raised sun terrace area—perfect for al fresco dining or simply relaxing while soaking in the serene surroundings.

The second floor hosts two well-proportioned bedrooms. The master bedroom accommodates a double bed and offers fitted storage, creating a tranquil retreat. The third bedroom, currently used as a dressing room, also includes built-in storage and comfortably fits a single bed. A spacious three-piece family bathroom completes this floor, featuring an over-bath shower and a large storage cupboard.

The property's basement has been thoughtfully converted into a generous second bedroom, boasting fitted wardrobes and its own private three-piece ensuite. This versatile space offers ample room and privacy, making it an excellent addition to the home.

Externally, the property is equally impressive. On-road parking is conveniently available at the front, while the rear garden provides a true sense of privacy. The raised sun terrace seamlessly blends indoor and outdoor living, offering an ideal space for entertaining or quiet relaxation. The garden is adorned with an array of flora and includes additional storage under the terrace, as well as ample room for a shed.

In summary, this delightful three-bedroom cottage in the heart of Wheelton combines characterful features, flexible living spaces, and a stunning garden to offer an idyllic and fulfilling lifestyle. This property is a rare gem in a highly desirable location, presenting a wonderful opportunity to create your dream home.





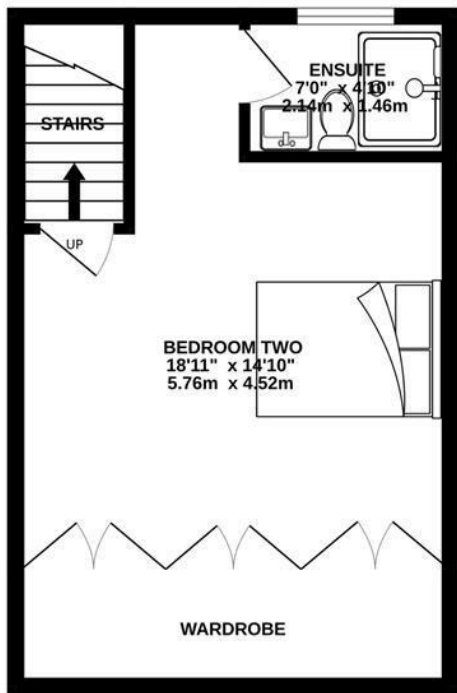




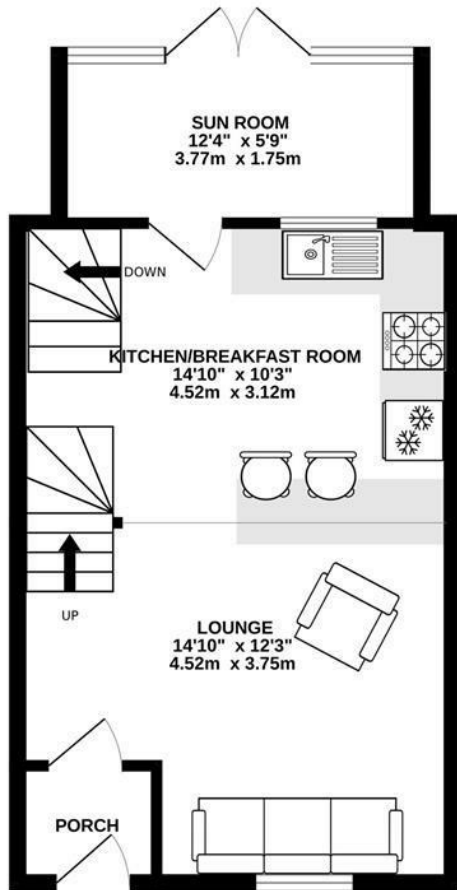


BEN ROSE

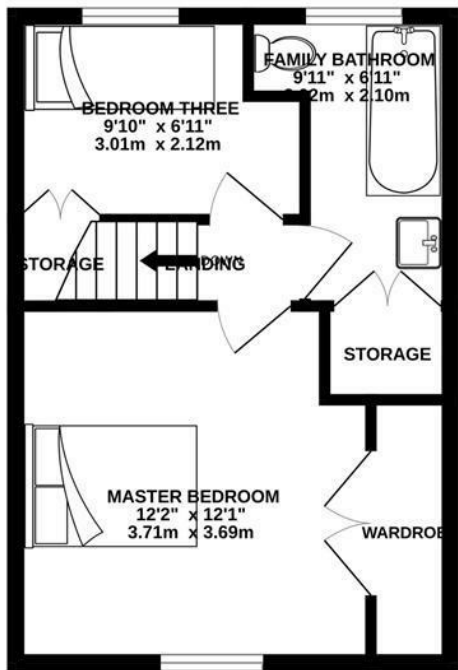
BASEMENT
339 sq.ft. (31.5 sq.m.) approx.



GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
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	

