



Victoria Terrace, Wheelton, Chorley

Offers Over £309,995

Ben Rose Estate Agents are delighted to present to the market this beautifully presented three-bedroom mid-terraced property, situated in the picturesque village of Wheelton. This charming home retains many original features and character, while having been thoughtfully extended to provide comfortable and versatile living space throughout.

The property enjoys pleasant open views to both the front and rear and is well connected, offering easy access to nearby towns including Chorley and Leyland. Excellent transport links include convenient bus routes, Chorley train station just a short drive away, and swift connections to the M61 and M65 motorways, making this an ideal location for commuters. The village itself boasts local shops, countryside pubs, and scenic walking routes, perfect for those who enjoy outdoor pursuits.

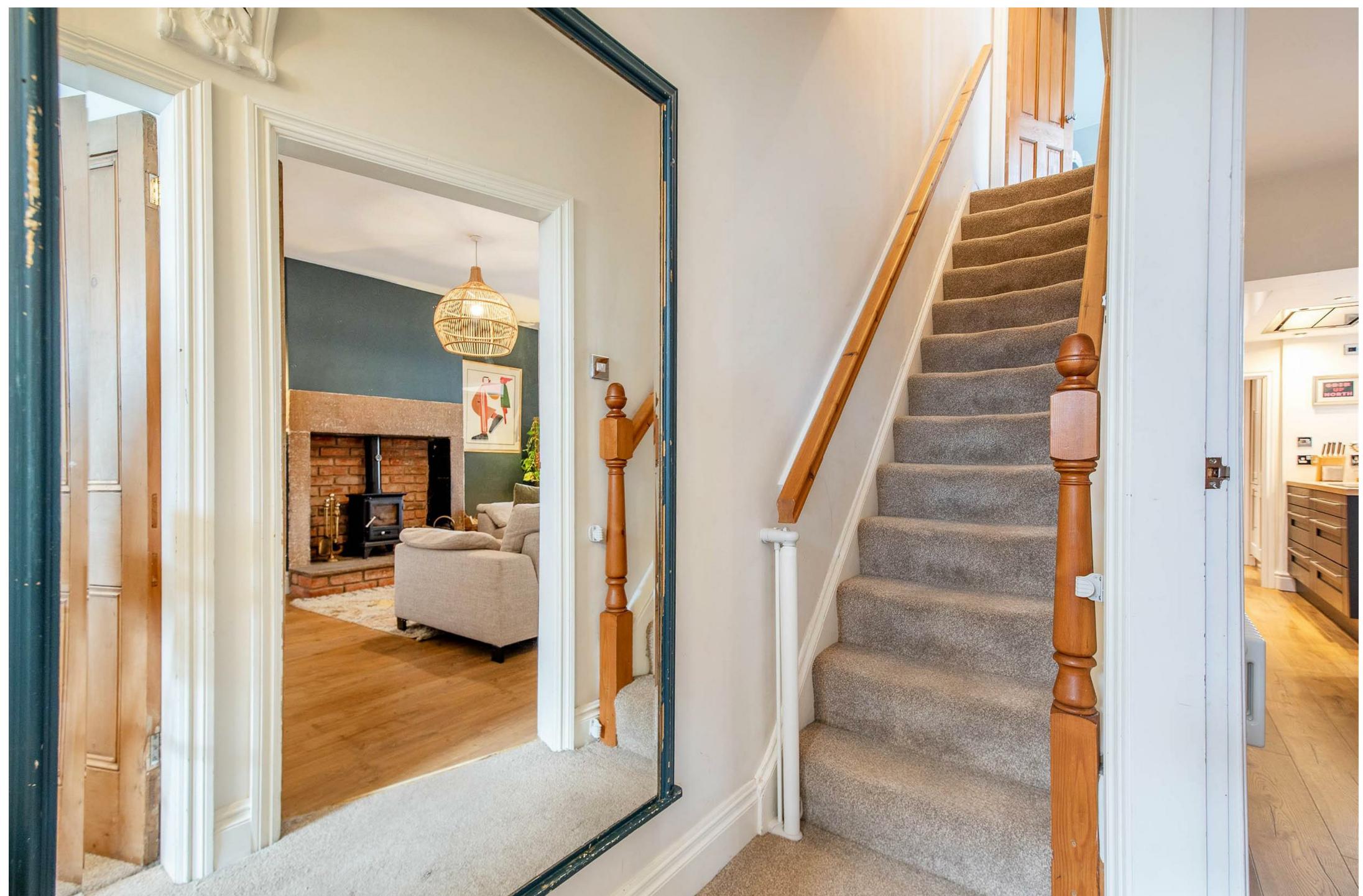
Stepping into the property, you are welcomed into the entrance hallway where the staircase leads to the upper level. To the right is the spacious lounge, featuring a central fireplace and a beautiful bay window overlooking the front aspect. Continuing through, you will discover the stunning open-plan family room, kitchen, and dining area. This impressive extension offers a versatile family space with a charming log-burning stove, a modern fitted kitchen with integrated appliances and breakfast bar seating, and a bright dining area with skylight windows and double patio doors opening onto the rear. Just off the kitchen is a practical utility room providing additional storage and space for freestanding appliances. A contemporary three-piece shower room completes the ground floor.

Moving upstairs, the first floor comprises three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. A modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, the property boasts a lovely south-facing front garden arranged over tiered patio areas, with steps leading from street level to the entrance. This space is ideal for adding garden furniture and enjoys sunshine throughout the day, with a convenient storage shed located on the lower tier. There is ample on-street parking available. To the rear, the home features a practical yard with gated access to the shared rear access lane.

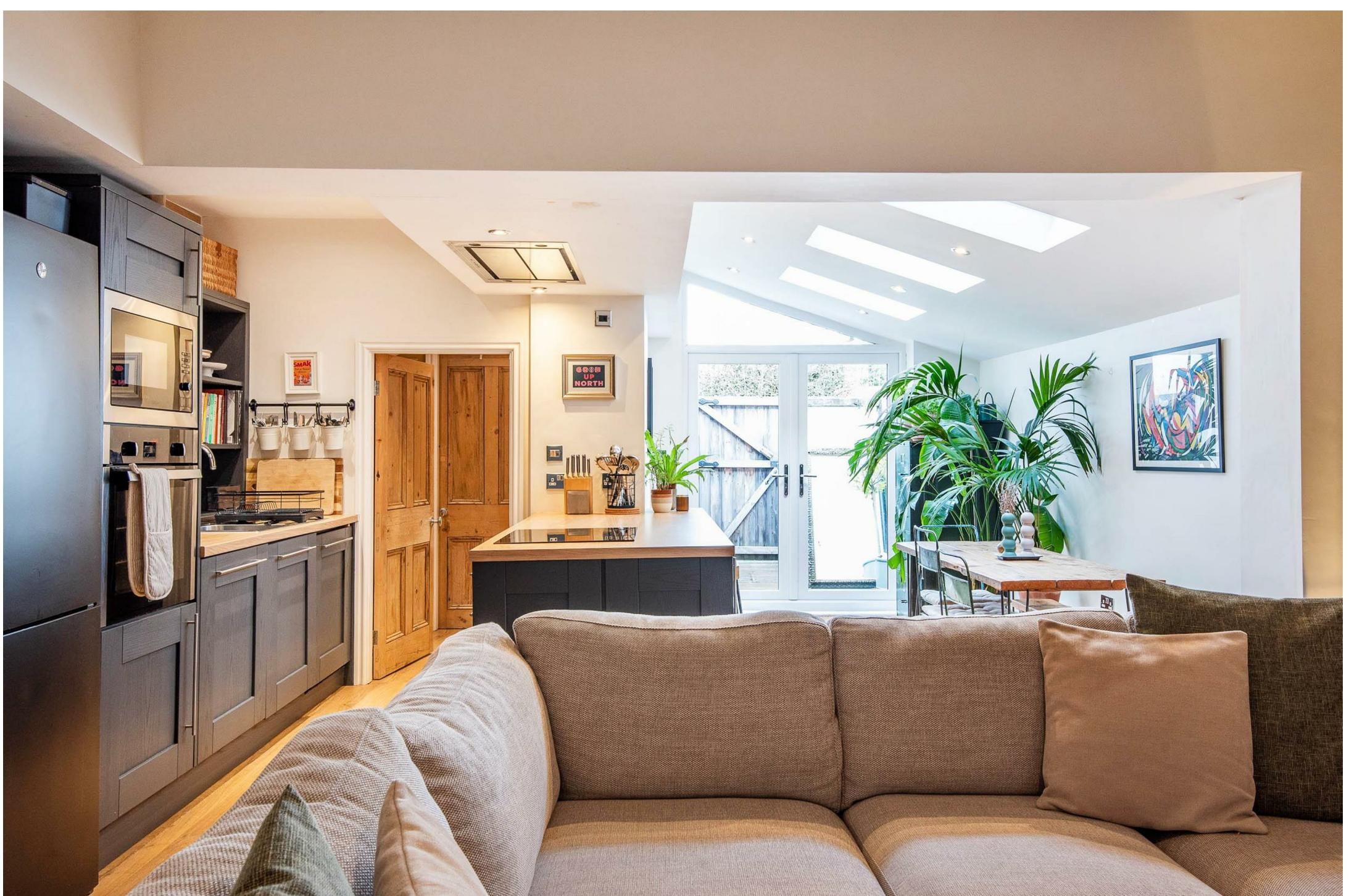
Early viewing is highly recommended to avoid disappointment.



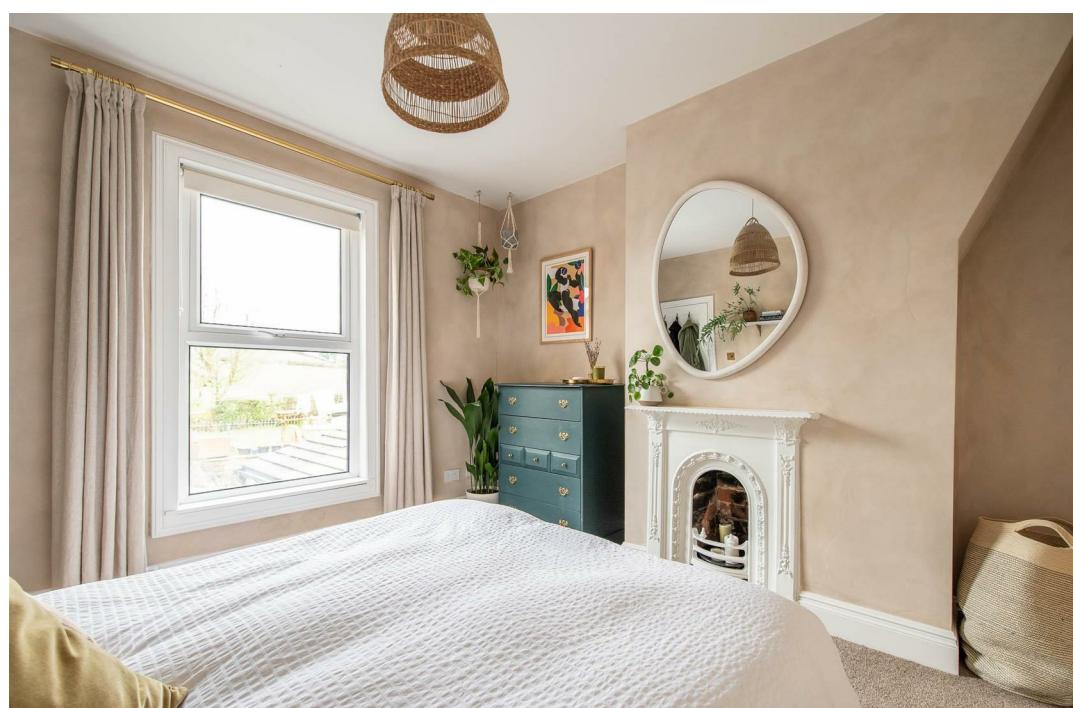


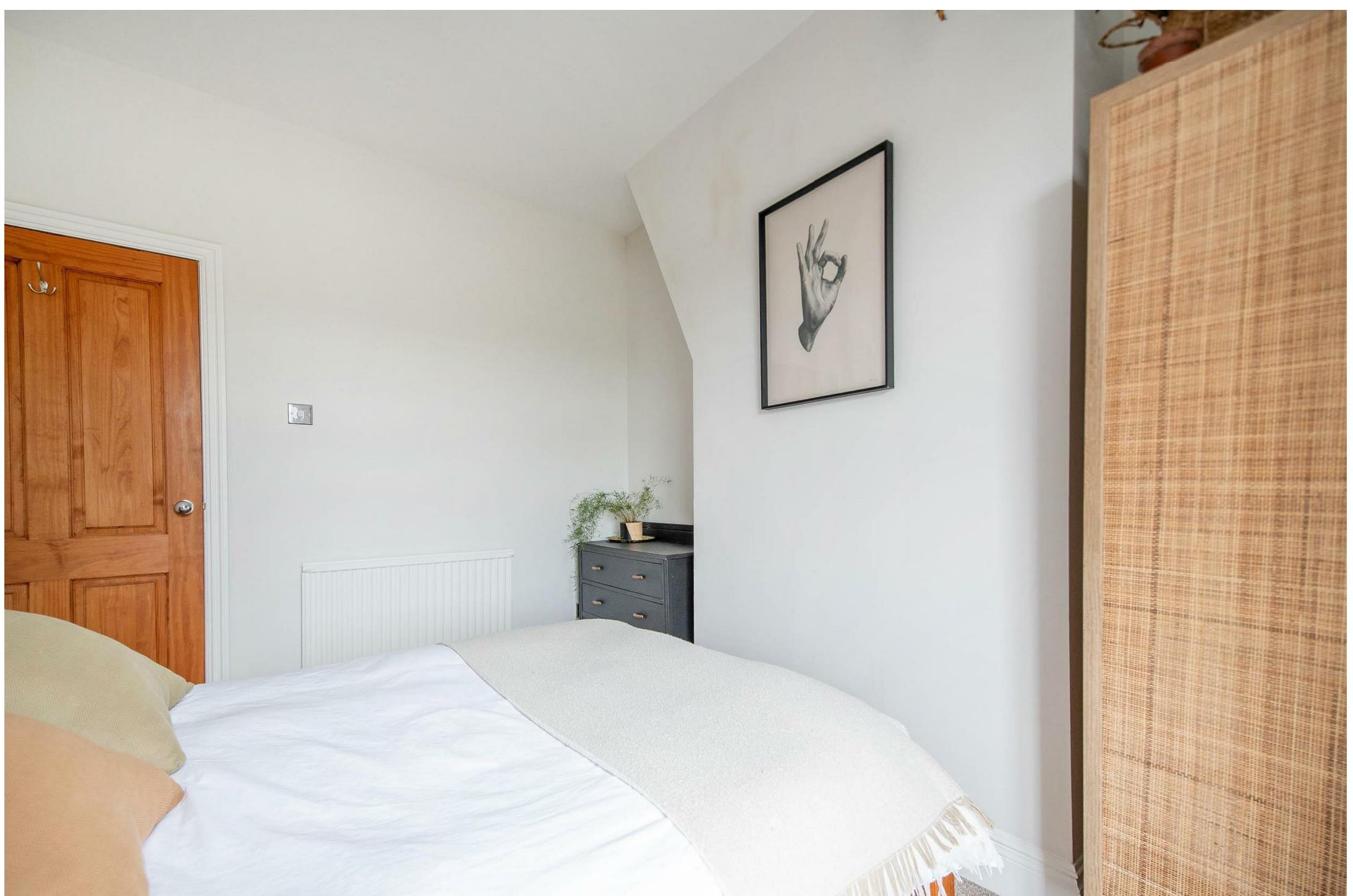
















BEN ROSE

GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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		
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	

