



## Meadow Street, Wheelton, Chorley

**Offers Over £184,995**

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom mid-terraced cottage, nestled in the highly sought-after village of Wheelton. Situated in a picturesque residential location, the property enjoys easy access to excellent local amenities and superb transport links via the nearby motorway network, providing convenient routes to surrounding towns and cities. Bursting with character throughout, this lovely home would make an ideal purchase for a couple or first-time buyers looking to enjoy village living.

Stepping into the property, you are welcomed into the spacious lounge, which features an open staircase leading to the first floor and a charming central log burner, creating a warm and inviting focal point. From here, you will enter the open-plan kitchen/diner. The contemporary fitted kitchen offers ample wall and base units, an integrated fridge/freezer, and additional space for freestanding appliances. The dining area benefits from a stylish breakfast bar with seating for four, while a single door provides access to the rear garden.

Moving upstairs, you will find two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted storage. The second bedroom is accessed via the principal bedroom, making it ideal for use as a dressing room, nursery, or home office. Completing the accommodation is a modern three-piece family bathroom, featuring an over-the-bath shower.

Externally, there is ample on-street parking available to the front of the property. To the rear is a charming enclosed patio garden, providing a low-maintenance outdoor space, perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.

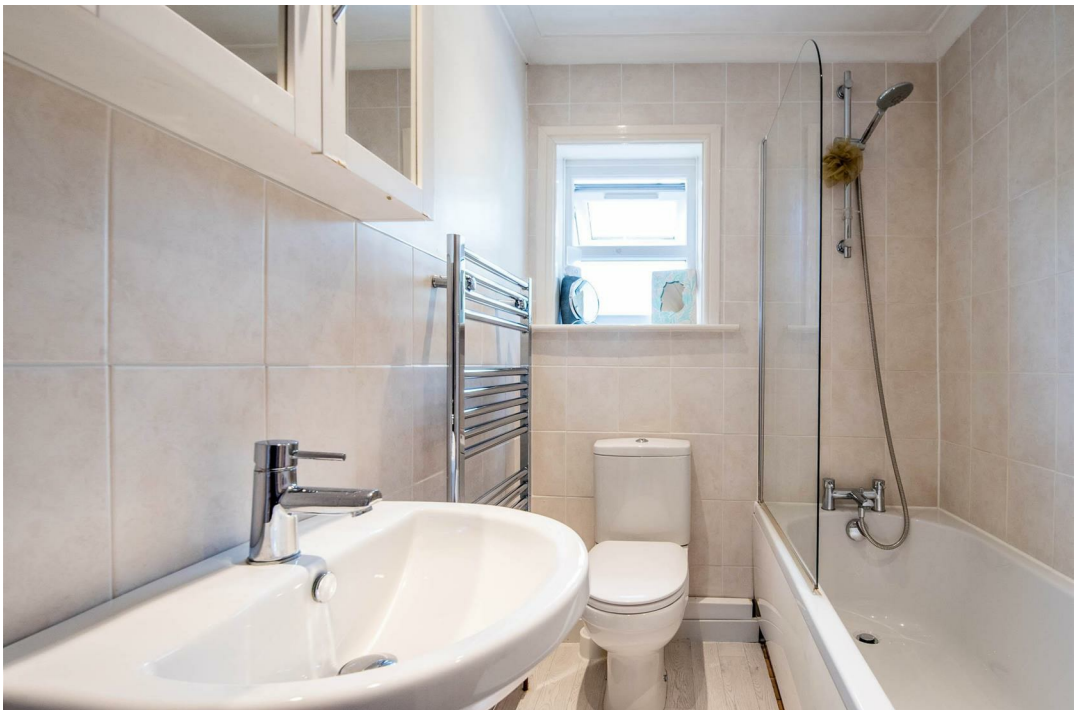




















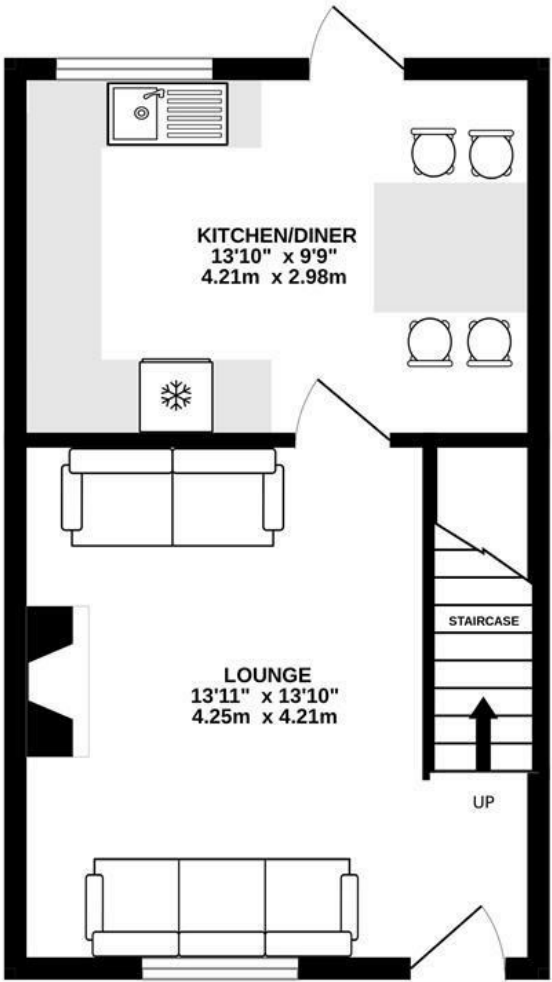




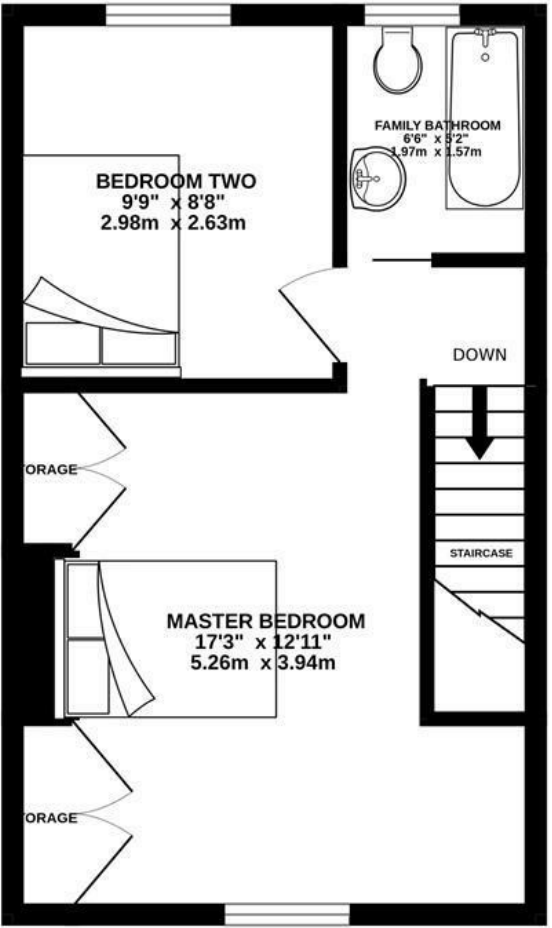


# BEN ROSE

GROUND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 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) A                                 | <div>71</div> | <div>90</div>                                                                                                  |
| (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<br>2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                               |
|-----------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                                                                                                               |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |

