



Back Lane, Heath Charnock, Chorley

Offers Over £499,995

Ben Rose Estate Agents are pleased to present to market this five-bedroom, detached bungalow located in the picturesque village of Limbrick, Lancashire. This charming property, set on an impressive circa 0.9-acre plot, offers exceptional renovation potential or an exciting opportunity for land development. With NO ONWARD CHAIN, this home is ideal for investors or those looking for a project in a desirable countryside setting. The property boasts lovely front-facing views of the surrounding landscape while benefiting from excellent nearby amenities and is walking distance from the local pub in Limbrick. Chorley town centre is just a short drive away, offering a variety of shops, cafes, and supermarkets. Excellent travel links are also within easy reach, including Chorley and Adlington train stations, providing direct access to Manchester and Preston. The M61 motorway is close by, ensuring convenient commuting to surrounding towns and cities.

Upon entering the home, you are welcomed by an entrance hall that flows into the spacious main reception hall. To the left side of the property, you'll find three of the five generously sized bedrooms, each offering ample potential for modernisation. A four-piece family bathroom is also located on this level. The sizeable lounge, with its charming fireplace and bay window, overlooks the front-facing countryside views, creating a warm and inviting space. This leads seamlessly into the kitchen/diner, ideal for family gatherings. Moving through, a hallway connects to the sunroom, providing a bright and airy space to relax. A spacious dining room with doors leading out to the patio adds to the versatility of the home. The property also benefits from a utility room and a newly installed shower/wet room. Access to the double garage is available where you'll also discover two separate office spaces and an additional WC, offering huge potential to be renovated.

The first floor is home to the two remaining bedrooms, both offering ample storage and potential for further development. The landing provides additional space that could be utilised creatively, making this floor a versatile addition to the property.

Externally, the property is approached via a sizeable driveway with space for multiple vehicles, leading up to the integrated double garage. The expansive plot is a standout feature, with beautifully maintained lawns surrounding the property and a woodland area that forms part of the plot, offering endless possibilities for outdoor enjoyment or future development. To the front, a patio seating area provides the perfect space for alfresco dining while enjoying the tranquil surroundings.

In summary, this substantial property presents an incredible opportunity to create a dream home or explore its potential for development, all within a peaceful and sought-after location.















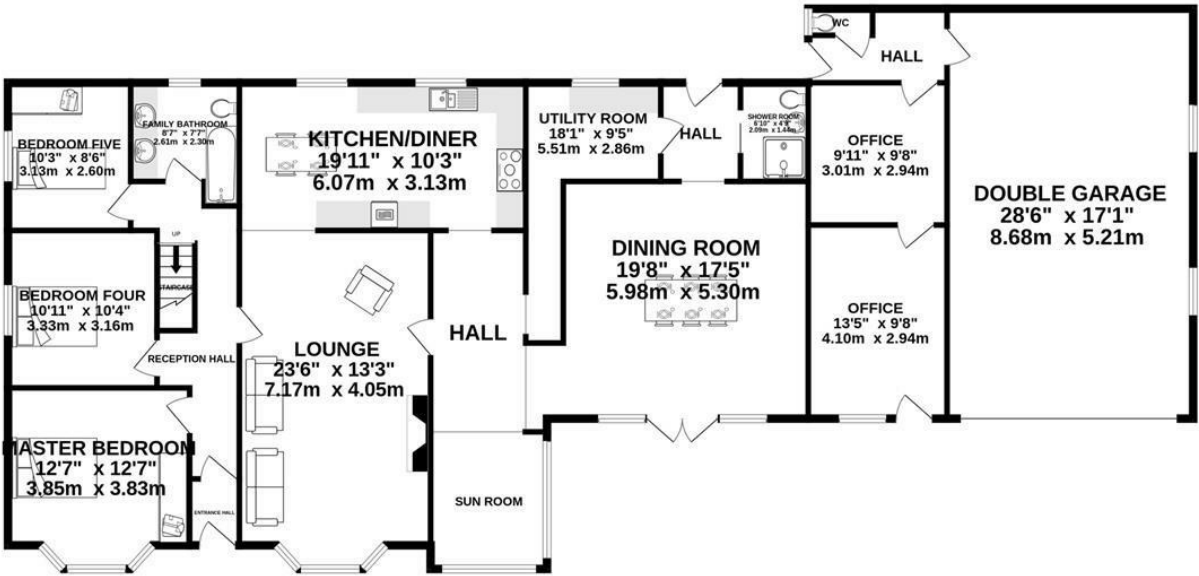




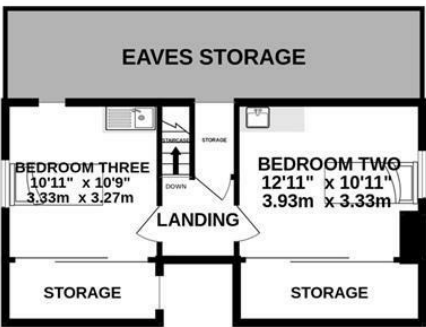


BEN ROSE

GROUND FLOOR
2414 sq.ft. (224.3 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.






TOTAL FLOOR AREA : 2830 sq.ft. (263.0 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		
<div>England & Wales</div> <div>EU Directive 2002/91/EC </div>		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		