



Sunny View, Abbey Village, Chorley

Offers Over £234,995

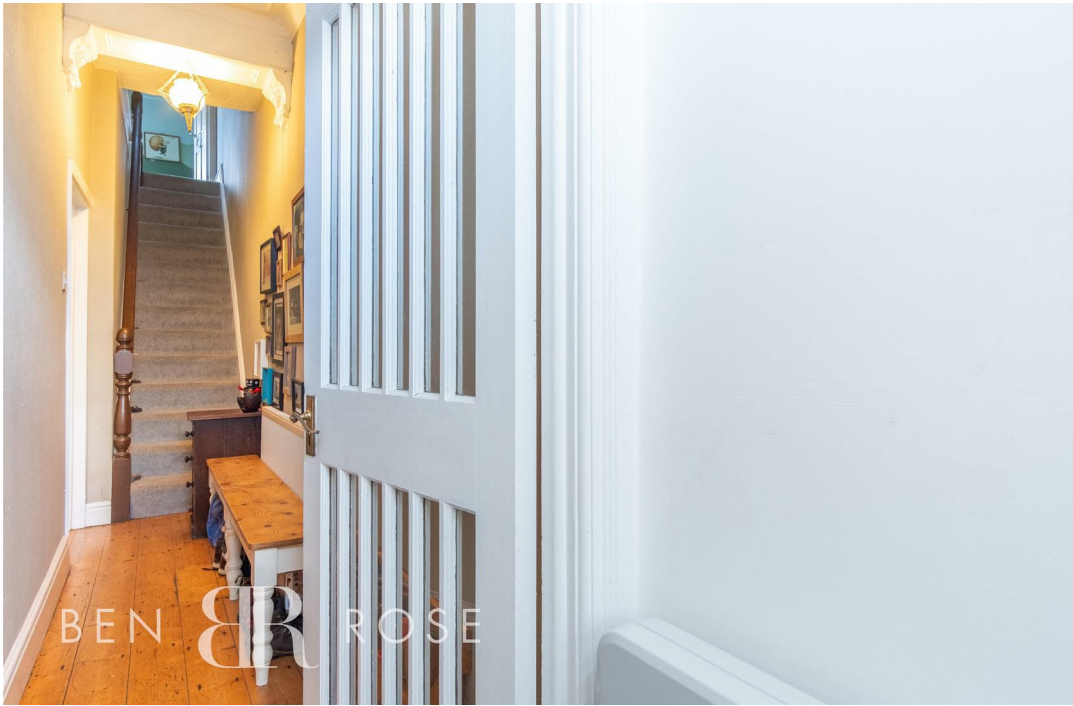
Ben Rose Estate Agents are pleased to present to market this beautiful, three-bedroom mid terrace, built in 1906, and situated in the heart of Abbey Village. This charming property has been thoughtfully modernized while retaining its original character, including beautiful tiled features and traditional details. The home boasts uninterrupted countryside views to the rear and is not overlooked, offering a serene and private setting. Ideal for families or those seeking a tranquil lifestyle, it is conveniently located near local shops, reputable schools, and welcoming pubs. Nature enthusiasts will appreciate its proximity to picturesque reservoirs, perfect for walking or dog walking. Additionally, the property benefits from excellent travel links, with local bus routes and the nearby M65 providing easy access to surrounding areas.

Stepping inside, the ground floor begins with an inviting entrance porch that leads into the hallway, granting access to the stairs and main living spaces. The open-plan lounge and dining room exude warmth and character, featuring two multi-fuel fires, with the rear fire recently fitted. The south-facing lounge is bathed in natural light, creating a cozy yet spacious atmosphere whilst the dining area comfortably accommodates a large table and offers convenient access to under-stair storage. Moving into the kitchen, you'll find a well-appointed space with ample wall and base units, integrated appliances, and modern fixtures. From here, access the extended rear porch/sunroom, currently used as a workshop and storage area, which offers versatility to suit your needs and direct access to the rear yard.

The first floor features three good sized bedrooms and a modern family bathroom. The master bedroom spans the width of the home, offering a spacious retreat. Two of the bedrooms enjoy delightful views of Darwen Tower and the surrounding countryside. The bathroom has been updated and includes an over-the-bath shower, combining contemporary design with functionality. A skylight on the landing enhances the natural light, adding to the charm of the upper floor.

Externally, the property offers on-road parking and a private rear yard. The yard, lined with a brick wall and gated for security, is partially flagged for low maintenance and provides direct access to a lane behind the home. This space is perfect for outdoor seating or additional storage. The property's location and blend of modern upgrades—including a full rewire, new boiler, new composite doors, and double glazing throughout—make this a truly exceptional home, ideal for those looking to combine modern living with traditional charm.







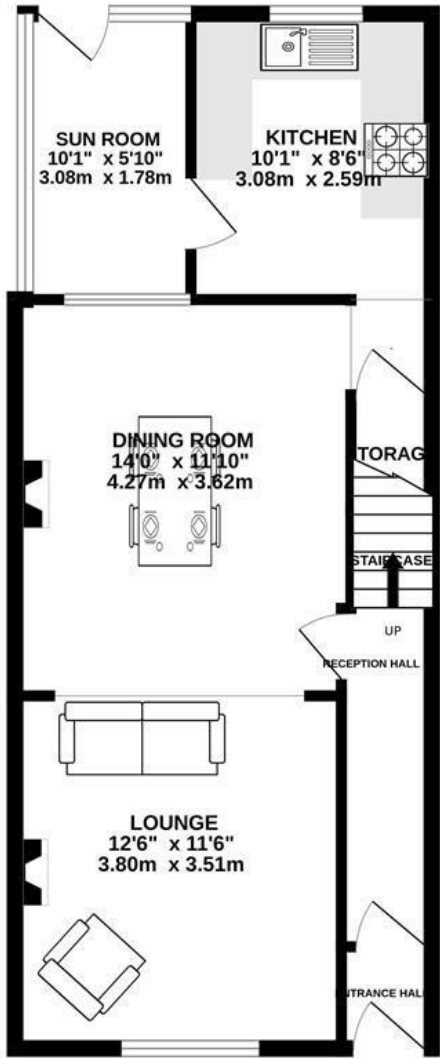




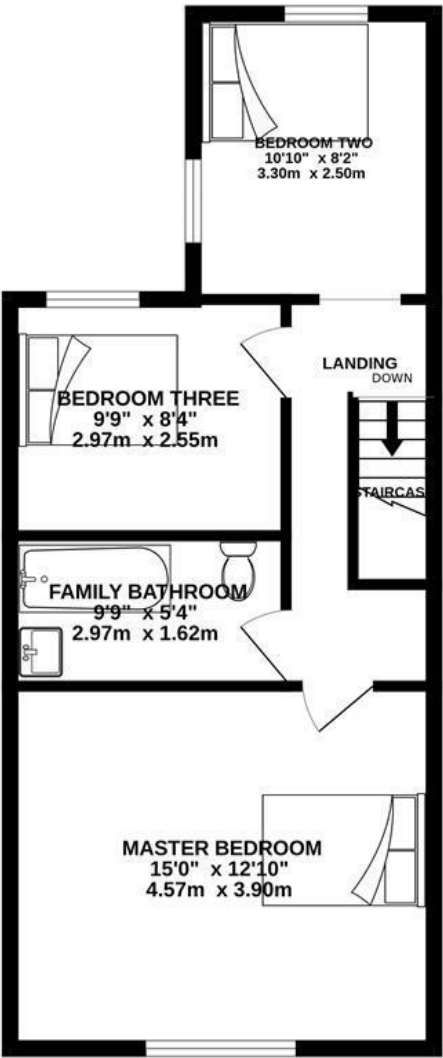


BEN ROSE

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 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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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	85
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	

