



Blackburn Road, Wheelton, Chorley

Offers Over £279,995

Ben Rose Estate Agents are pleased to present to market this beautifully renovated, two-bedroom, end-terrace cottage set in the charming village of Wheelton, Lancashire. Nestled within a peaceful location, this home boasts a perfect blend of traditional character and modern upgrades, providing a truly inviting space for families or couples. Surrounded by stunning countryside, the property enjoys breathtaking views to the rear and convenient access to essential amenities, including nearby bus links for effortless commuting. Major motorways, such as the M61 and M65, offer excellent connections to nearby towns and cities, making this an ideal choice for those seeking village life with easy access to urban conveniences.

Entering the property, you are welcomed into a spacious front lounge featuring a charming stone fireplace that serves as a beautiful focal point. The windows provide a scenic view of the fields behind, creating a serene and comfortable atmosphere. This room also offers convenient access to both the basement level and the first floor, seamlessly connecting the main living areas.

On the basement level, a stunning, open-plan kitchen and dining room await. This well-appointed space includes integrated appliances, such as an oven, induction hob, fridge, and dishwasher, ensuring a modern, functional kitchen area. The layout provides ample room for a large family dining table, along with a breakfast bar for casual dining. This floor also has direct access to the rear yard, allowing for easy indoor-outdoor flow.

The first floor comprises two good sized bedrooms, each benefiting from dual-aspect windows that flood the rooms with natural light and offer beautiful countryside views. Completing this floor is a modern, three-piece family bathroom, featuring an over-the-bath shower that combines style and functionality for everyday living.

Externally, the property offers on-road parking at the front. To the rear, a quaint yard provides a private space to relax and take in the picturesque surroundings.

This fully renovated cottage is an ideal home for those seeking a peaceful village lifestyle with modern comforts.











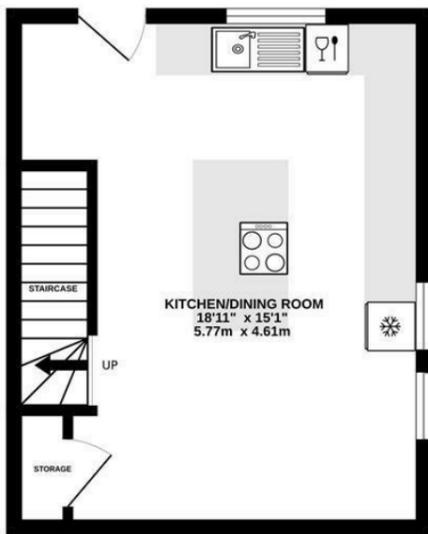
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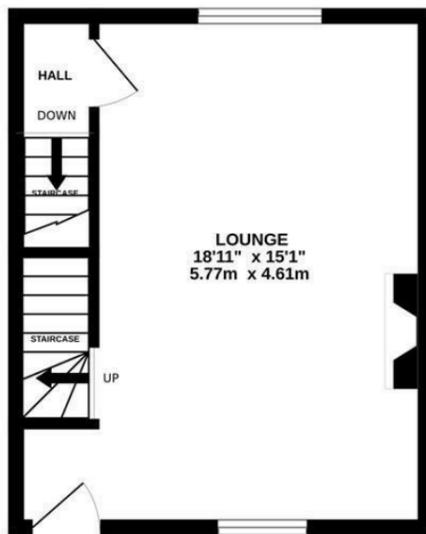
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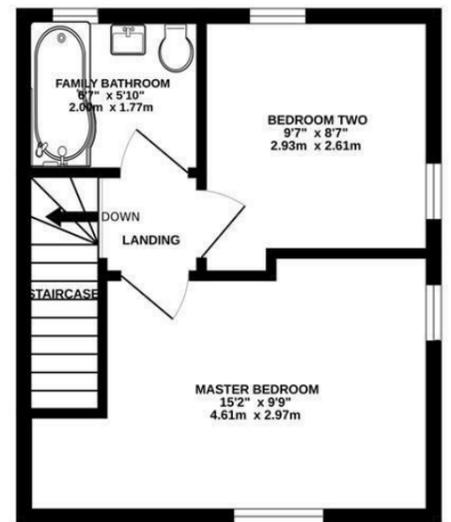
BASEMENT
286 sq.ft. (26.6 sq.m.) approx.



GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	

