



## Kittiwake Road, Heapey, Chorley

**Offers Over £474,995**

Ben Rose Estate Agents are pleased to present to market this beautiful four-bedroom detached family home, ideally positioned within a highly sought-after development in Chorley, surrounded by attractive countryside and offering an enviable balance between peaceful surroundings and everyday convenience. The property provides generous and versatile accommodation throughout, making it an excellent choice for a growing family looking for a well-connected home in a desirable location. Chorley itself offers an excellent range of everyday amenities including supermarkets, independent shops, restaurants, bars, schools and leisure facilities, while the nearby Astley Park and Healey Nab provide wonderful opportunities for family walks and outdoor activities. For those commuting further afield, the property benefits from excellent access to the M61, with the M6 and M65 also readily accessible, whilst Chorley railway station provides regular services towards Preston, Manchester and Blackpool. The nearby towns of Bolton, Leyland and the city of Preston offer further shopping, entertainment and employment opportunities.

Stepping inside, a welcoming porch leads through into the main reception hall, where the staircase rises to the first floor and doors provide access to the principal living spaces. The spacious front lounge is a particularly inviting room, enjoying plenty of natural light from the bay-fronted window and featuring a charming fireplace which creates an attractive focal point. French doors then lead through into the separate dining room, providing a lovely connection between the two reception spaces, whilst further sliding doors open directly onto the rear garden. The well-presented kitchen/diner provides a practical and sociable heart to the home, incorporating a range of fitted units alongside integrated appliances including an oven and dishwasher, with ample room for a family dining table. Directly off the kitchen is a useful utility room, providing additional storage and practical space together with further access outside. Continuing through to the far side of the property is the generously proportioned family room, a highly versatile space that could be used for a variety of purposes, whether as a playroom, family snug, home office or additional entertaining area. Further sliding doors provide another excellent connection with the rear garden.

Moving upstairs, the first floor provides four well-proportioned bedrooms, offering the flexibility that modern family life demands. The principal bedroom benefits from fitted wardrobes, providing useful built-in storage, together with a private three-piece en-suite shower room. Bedroom two also benefits from fitted wardrobes, whilst the remaining two bedrooms offer further comfortable accommodation for children, guests or those requiring a dedicated home office or study space. Completing the first floor is the three-piece family bathroom, conveniently positioned to serve the remaining bedrooms.

Externally, the property is approached via a private driveway providing parking for two cars and leading up to the impressive double detached garage, offering excellent additional storage and secure parking. The attractive surroundings and countryside setting further enhance the property's kerb appeal. To the rear, the garden offers a good degree of seclusion and provides a wonderful space for family life and entertaining, with a patio seating area leading onto a lawn which gently slopes down towards a lower gravelled section, with steps connecting the different levels. Combining generous and versatile accommodation, excellent outdoor space and a desirable countryside setting within easy reach of Chorley's extensive amenities and transport links, this is an appealing family home that offers both space and practicality in equal measure.













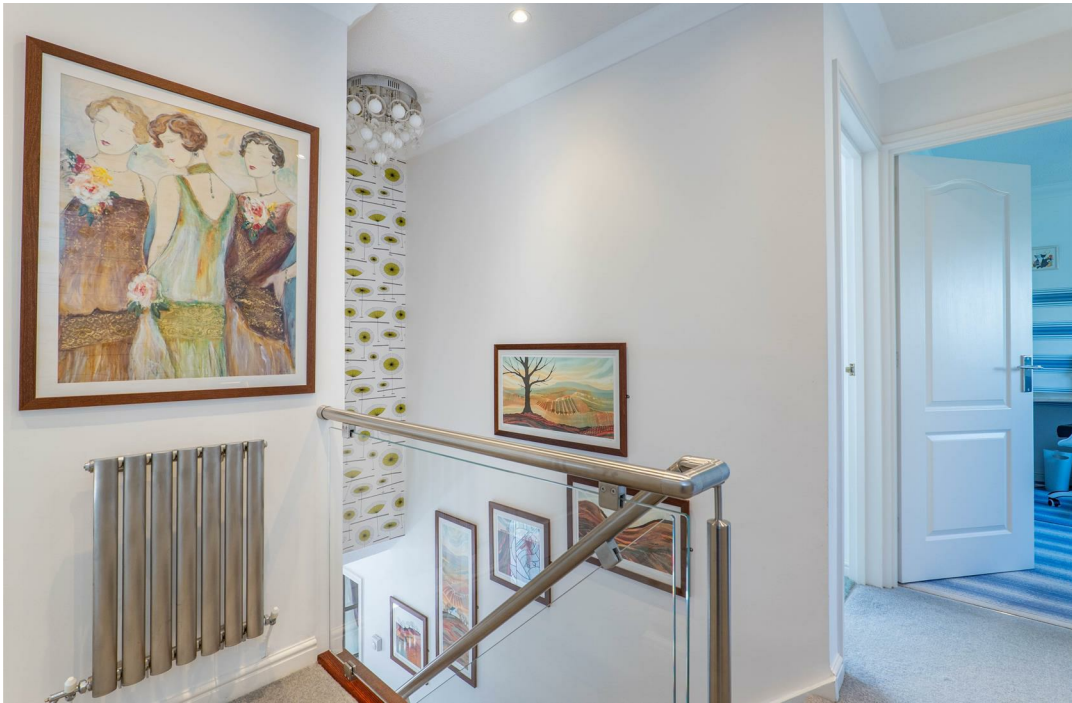
























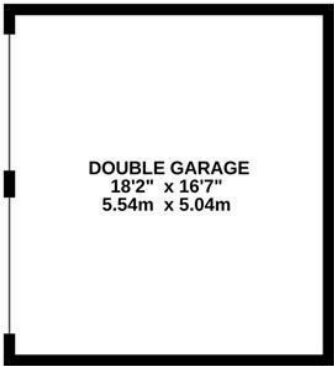
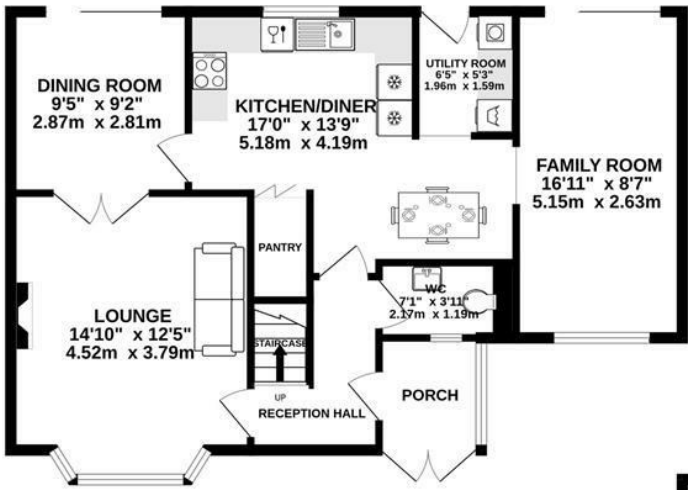




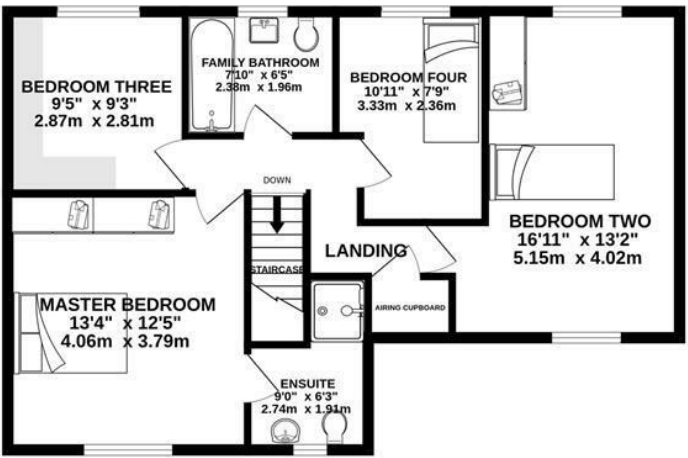


# BEN ROSE

GROUND FLOOR  
1036 sq.ft. (96.2 sq.m.) approx.



1ST FLOOR  
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 1733 sq.ft. (161.0 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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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>72</div> | <div>82</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 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                                         |         |           |

