



Kenyon Lane, Heapey, Chorley

£1,195 PCM

**** LET PRIOR TO MARKETING****

Ben Rose Estate Agents are pleased to present to the rental market this charming three-bedroom detached home, located in the highly sought-after village of Wheelton. Tucked away in a beautiful rural setting, this home offers generous living space and breath-taking views of the surrounding countryside, making it an ideal purchase for families seeking both comfort and tranquillity. Wheelton is a picturesque village with a welcoming community feel, offering a selection of local shops, a café, traditional pubs, and a well-regarded school. For those who enjoy the outdoors, the nearby canal and towpath provide scenic walks through open countryside. Excellent transport links are also within easy reach, with rail services to Preston and Manchester, superb bus routes into Preston, Blackburn, and Chorley, and convenient access to the M6 and M61 motorways.

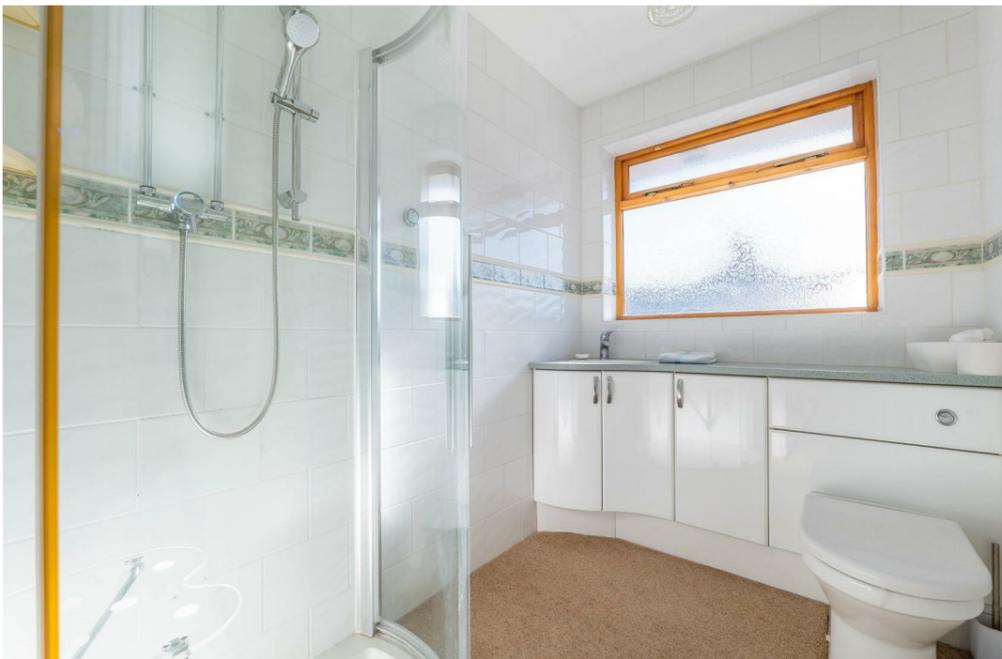
On entering the property, you are welcomed into a bright entrance hall that leads into the spacious full-width lounge – a perfect family space for relaxation and entertaining. To the rear sits a well-appointed fitted kitchen complete with a range of integrated appliances and access to the conservatory, which enjoys views of the garden and beyond. From the kitchen, there is also access into the integral double garage, providing excellent storage and practicality for modern living.

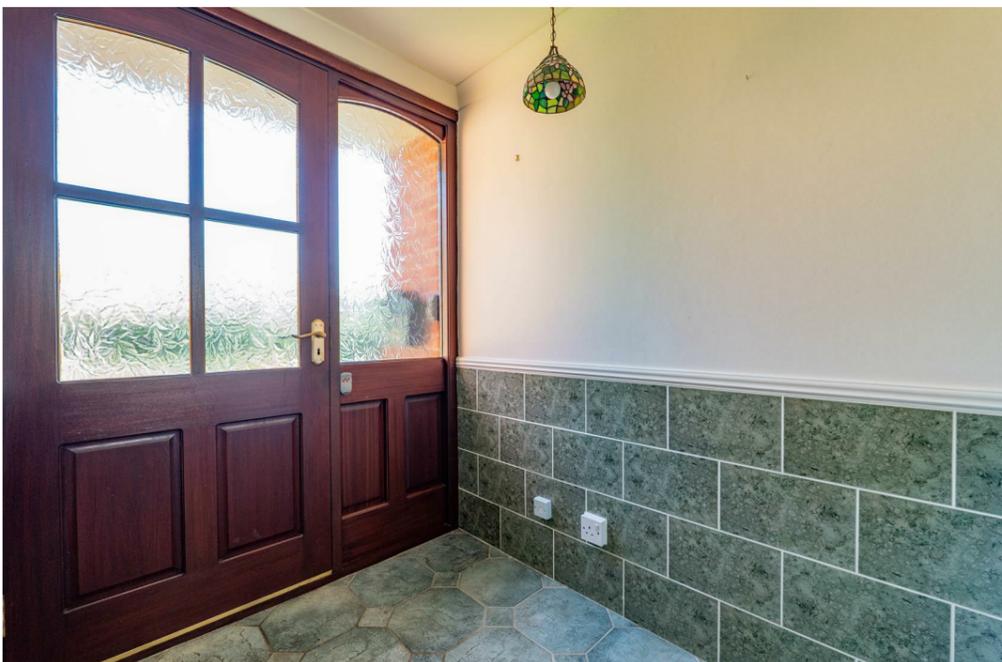
Moving upstairs, the first floor hosts three bedrooms, each thoughtfully designed to make the most of the home's peaceful setting. The master bedroom is a comfortable double, while the second bedroom also offers ample space and enjoys views across the rear garden and rolling countryside. The third bedroom, currently utilised as a single or home office, provides versatility to suit a growing family's needs.

Externally, the property benefits from a private driveway with space for two vehicles, along with direct access to the integral double garage. To the rear, the home enjoys a beautifully maintained lawned garden, complete with a large raised patio seating area – perfect for entertaining or simply enjoying the stunning open views of the Lancashire countryside.

This delightful home combines modern practicality with an enviable rural location, offering buyers a rare opportunity to secure a detached property in one of Lancashire's most desirable villages.

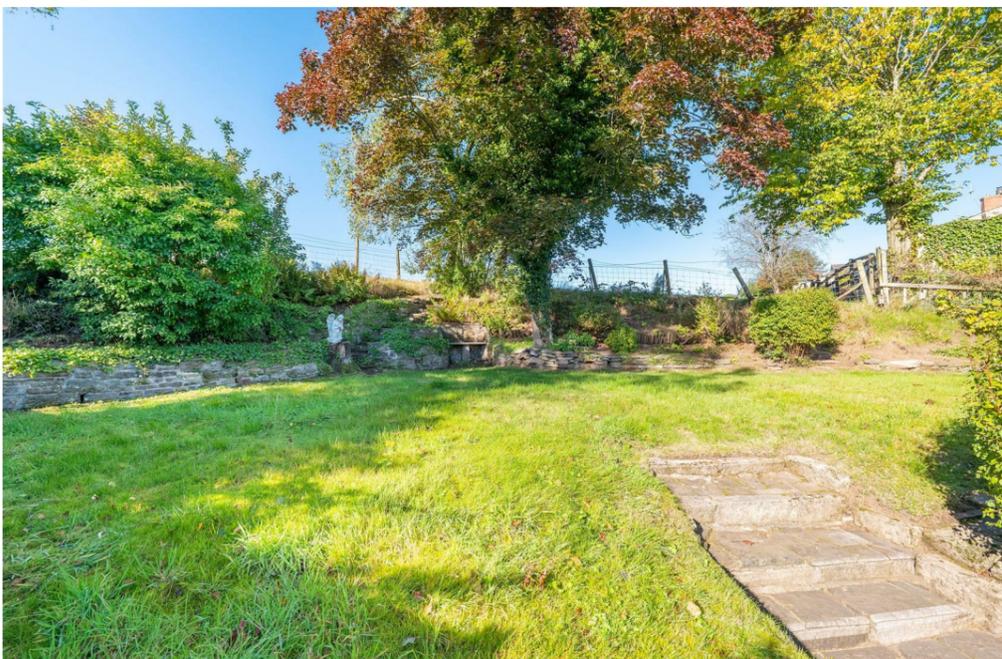




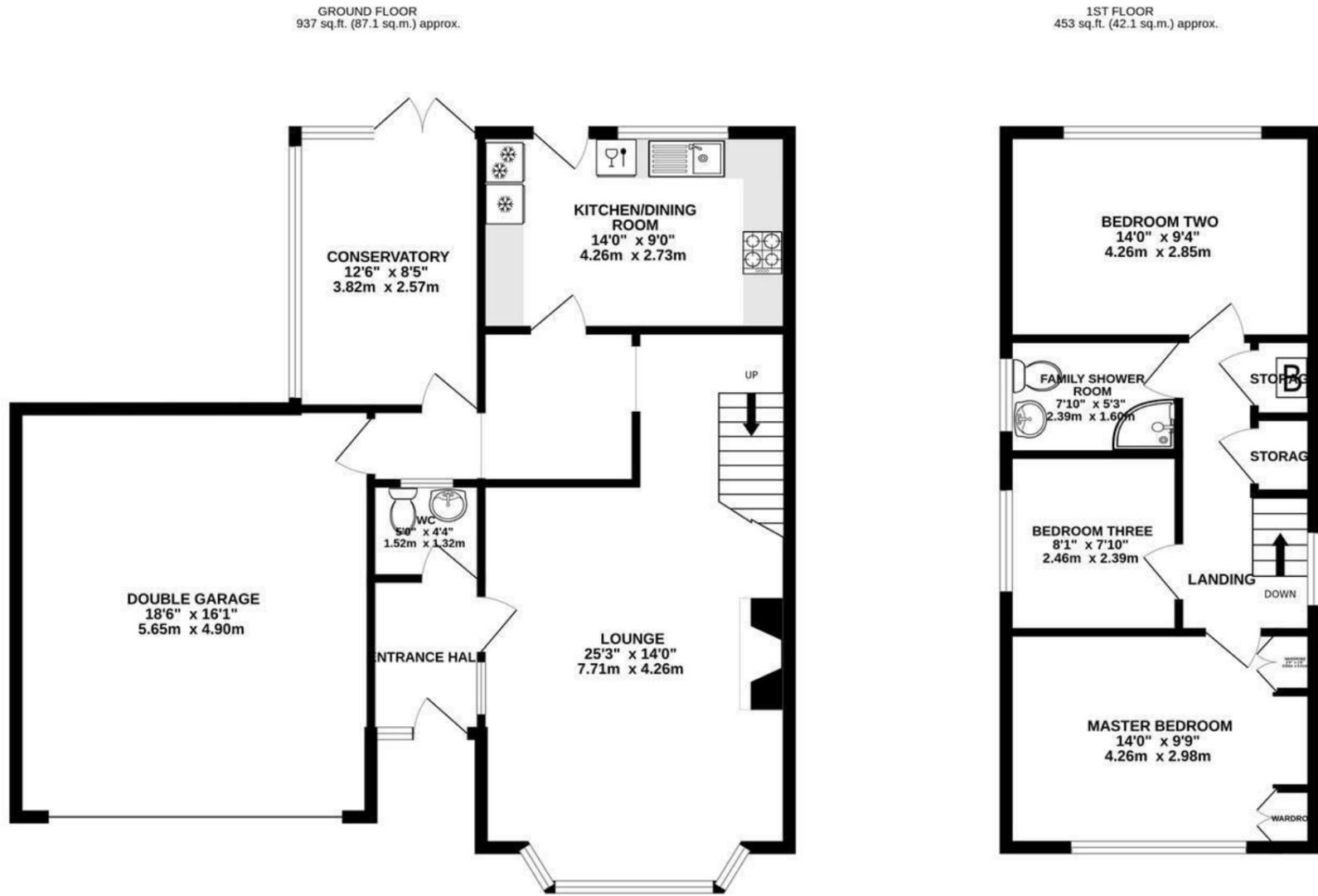








BEN ROSE



TOTAL FLOOR AREA : 1390 sq.ft. (129.2 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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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			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(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		

