



## **Bolton Road, Heath Charnock, Chorley**

**Offers Over £369,995**

Ben Rose Estate Agents are delighted to present to market this spacious and beautifully presented three-bedroom semi-detached family home, thoughtfully extended and ideally positioned within the highly desirable village of Heath Charnock, Lancashire. Offering generous room proportions and a versatile layout, this impressive home is perfectly suited to growing families seeking both comfort and space, inside and out.

Heath Charnock is highly regarded for its charming semi-rural setting, while remaining exceptionally well connected. The property enjoys convenient access to nearby towns including Chorley, Horwich, and Bolton, along with excellent transport links via the M61 motorway, regular bus routes through the village, and rail connections from Adlington and Horwich Parkway stations, providing direct access to Manchester and beyond. The area also benefits from a wealth of local amenities, including well-regarded schools, scenic countryside walks around Rivington and Anglezarke, as well as a variety of shops, cafés, and leisure facilities - making it an ideal location for modern family living.

Stepping into the property, you are welcomed into the entrance hallway, where a convenient WC is located alongside the staircase leading to the upper level. Directly ahead, you will enter the heart of the home - a stunning open-plan kitchen, dining, and family area. This impressive space features a comfortable living area with striking tri-folding doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow. The contemporary fitted kitchen boasts sleek red wall and base units, offering smart storage solutions, along with integrated appliances including a fridge, dishwasher, and coffee machine. A large breakfast bar provides additional seating and functionality. The dining area offers ample space for a large family dining table, enhanced by a charming central log burner. This open-plan layout continues effortlessly into a separate lounge area, offering further versatile living space ideal for modern family life.

Moving upstairs, you will find three well-proportioned double bedrooms, along with a modern two-piece wet room and a separate WC.

Externally, the front of the property benefits from a private driveway providing ample off-road parking, along with up-and-over access to the attached single garage. The garage is equipped with power and lighting and offers useful additional storage and utility space, with internal access from the kitchen/diner as well as access from the rear garden.

To the rear is a beautifully maintained garden, featuring a raised patio area and an extensive lawn with established trees and vegetable beds. The space also includes practical storage sheds and a wood store. The garden backs directly onto the Leeds–Liverpool Canal towpath, with gated access providing easy entry to this popular walking route and offering picturesque views.

Early viewing is highly recommended to fully appreciate the space, setting, and quality of this fantastic home, and to avoid potential disappointment.









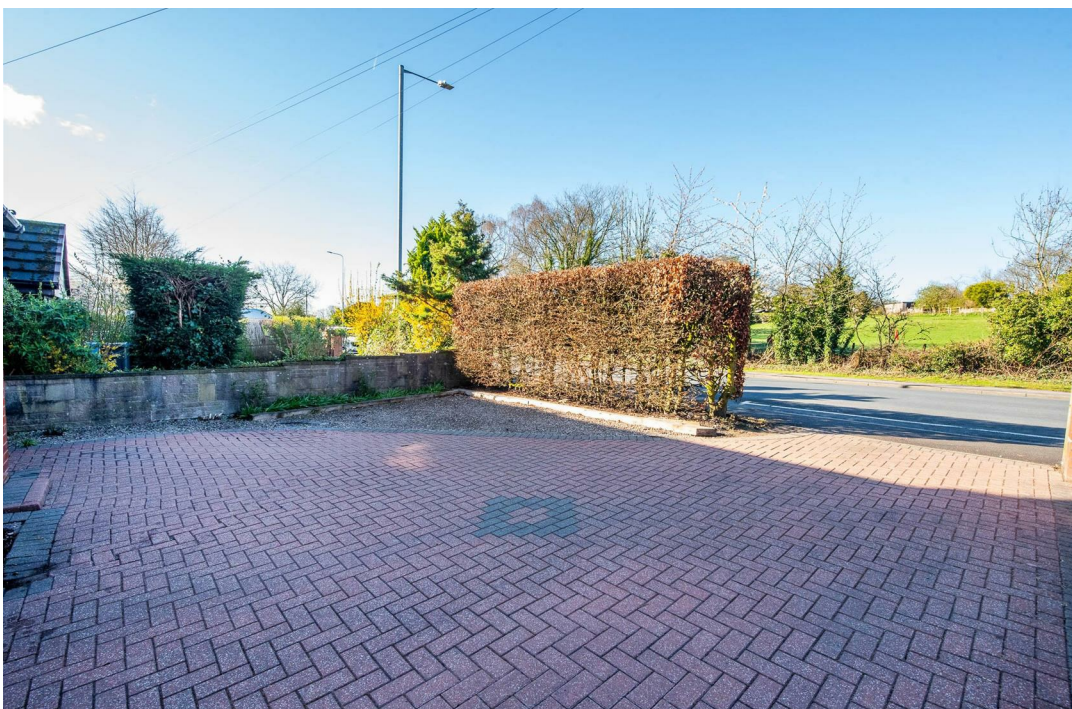




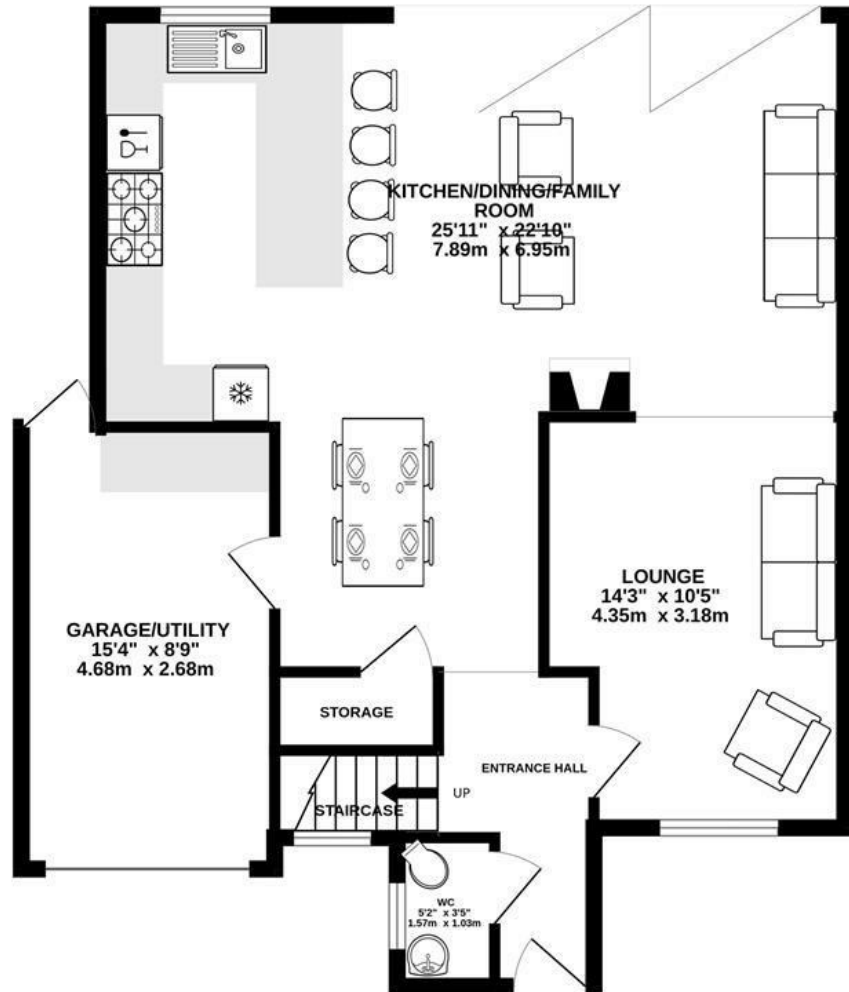




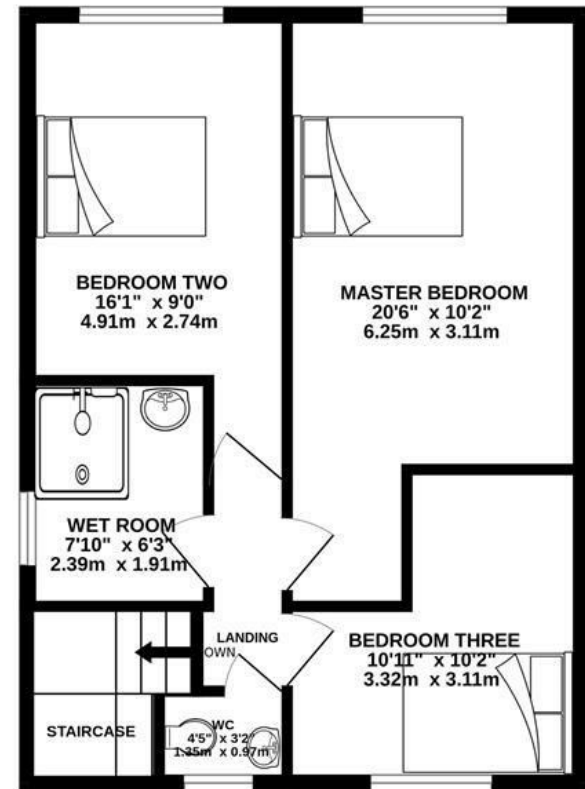




GROUND FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.5 sq.m.) approx.

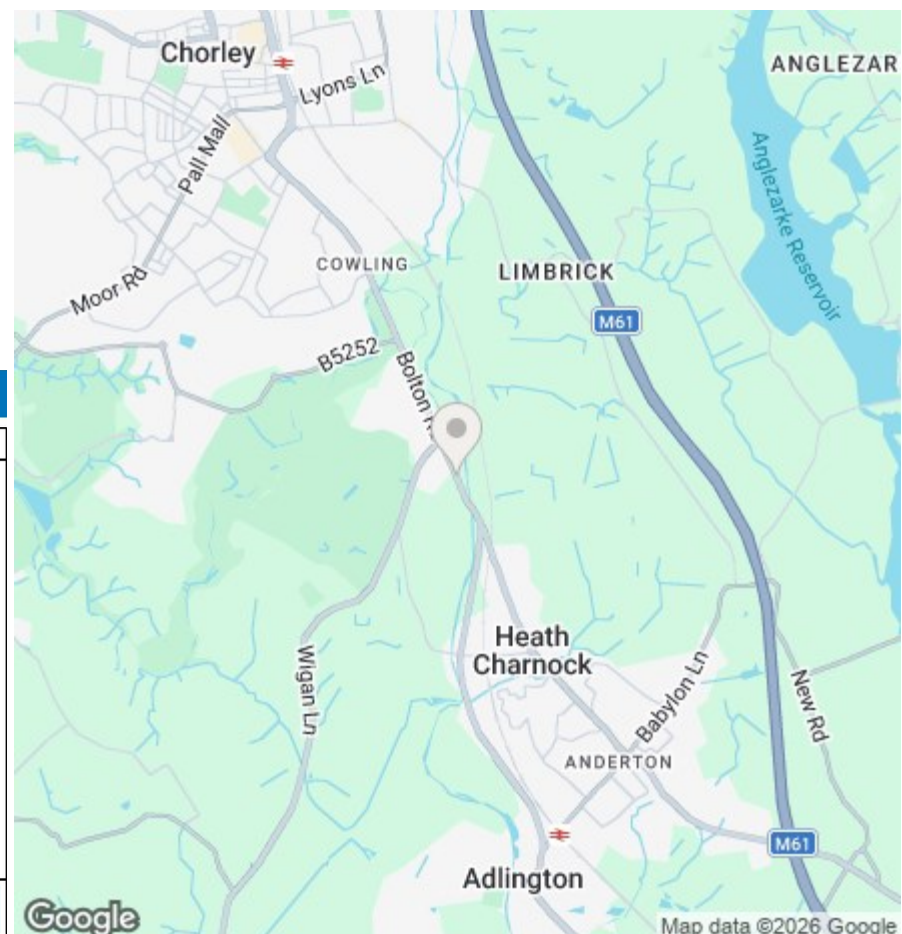


TOTAL FLOOR AREA : 1326 sq.ft. (123.2 sq.m.) approx.

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Current: 70, Potential: 77

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |