



Blackburn Road, Heapey, Chorley

Offers Over £299,995

Ben Rose Estate Agents are pleased to bring to market this unique, five bedroom, Edwardian terrace property that has been extended to accommodate an annex, on the border of Heapey and Wheelton villages. The home is in need of substantial renovation making it an ideal project home for someone. The property is situated near to the Leeds-Liverpool canal and only a ten minute drive to Chorley town centre and its superb local schools, shops and amenities. There are also fantastic travel links from Chorley train station and the nearby M61 and M65 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall leading into the main reception area. This then gives through access into the front lounge towards the front of the home that features a fireplace as well as a bay fronted window bringing in ample natural light into the space. The lounge then opens through into the main family room that also features a fireplace as a centre piece and gives through access into the annex and dining room/kitchen. The dining room can also be used as a sun room that offers sliding door access to the garden. This then leads down into the main kitchen area with French doors leading out onto the patio area. You'll also find the downstairs WC/shower room located just off the kitchen. The extended portion of the home is the annex whereby you'll find a reception room with an open staircase leading upstairs to two bedrooms. Bedroom four is a double in size and has its own balcony looking over the garden and has a WC located just off here. The space is ideal for families with teenagers or extended families with elderly residents to have their own space. The annex also gives through access into the hallway with access to both the front and rear of the property with internal access into the garage.

Moving upstairs to the original home, you'll find the remaining three bedrooms as well as the four piece family bathroom with separate bath and shower.

Externally, to the front of the property is a driveway for two cars that provides off-road parking, leading up to the integrated garage. To the rear is a sizeable garden space consisting of two sections. The first includes a patio area with a large outdoor pool that offers ample privacy by the tall mature trees. This then leads into the bottom section of the garden that offers a large lawn space and even features a summer house towards the end of the garden.















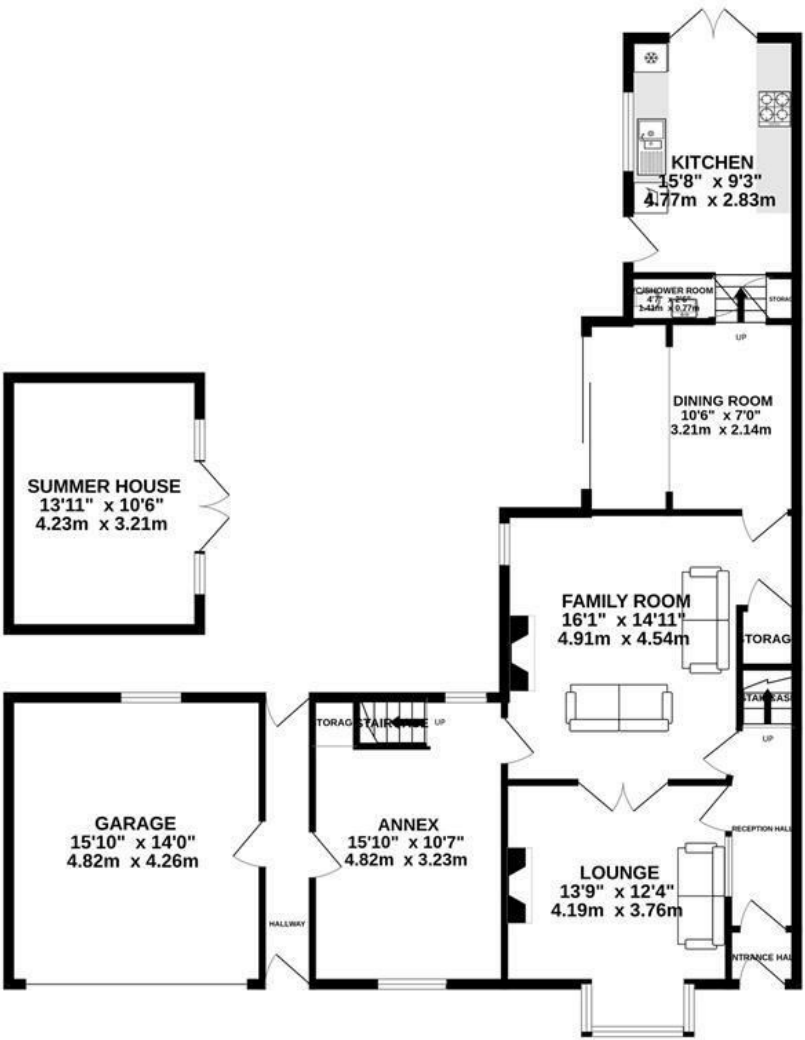




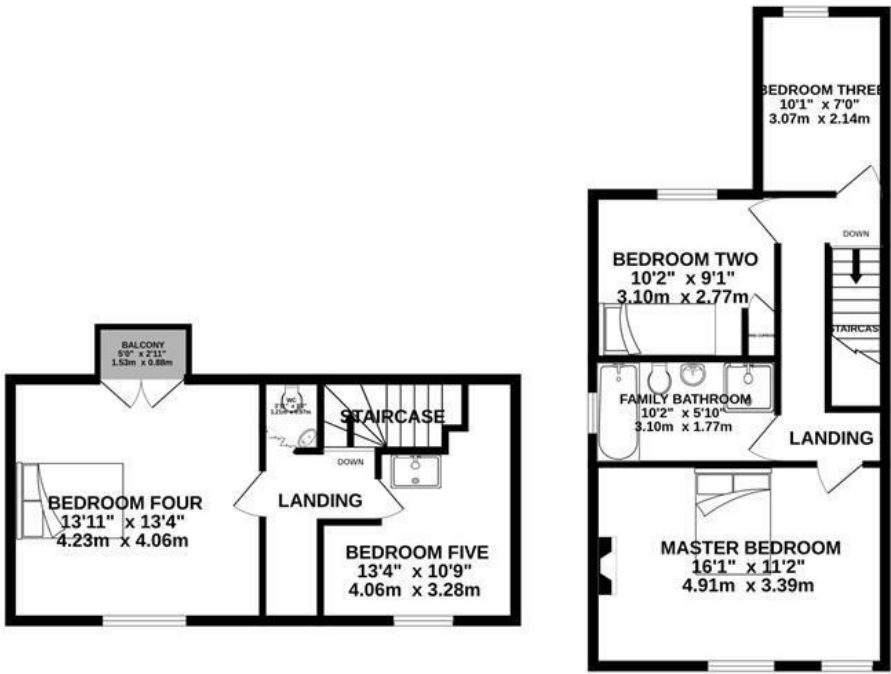


BEN ROSE

GROUND FLOOR
1267 sq.ft. (117.7 sq.m.) approx.



1ST FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 2124 sq.ft. (197.4 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.
Made with Metropix ©2023



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	76
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	

