



Bolton Road, Heath Charnock, Chorley

Offers Over £589,995

Ben Rose Estate Agents are pleased to present to market this charming three/four bedroom detached property situated in the sought-after semi-rural location of Heath Charnock. Offered to the market with NO CHAIN, this spacious family home presents an exciting opportunity for buyers looking to secure a property with huge extension potential, home business possibilities, and truly exceptional outdoor space. Backing directly onto the Leeds Liverpool Canal with private access from the garden, the home enjoys an idyllic setting surrounded by nature while still remaining conveniently close to everyday amenities. Heath Charnock and the nearby towns of Chorley and Adlington offer a fantastic range of shops, supermarkets, cafés, restaurants and well-regarded schools, making the area particularly appealing to families. Excellent travel links can be found close by, including Adlington and Chorley train stations providing direct rail services to Manchester, Preston and beyond, alongside easy access to the M61 motorway network for commuters. There are also scenic countryside walks, cycling routes and beauty spots right on the doorstep, creating the perfect balance between peaceful living and convenience.

Stepping into the home, the main reception hall provides access to the majority of the ground floor accommodation. Positioned to the left-hand side is the first of two spacious lounges, beautifully presented with dual aspect windows allowing plenty of natural light to flow through, alongside a feature fireplace creating a warm and inviting atmosphere. French doors open seamlessly into the family dining room, offering an ideal layout for entertaining and family gatherings, while further access leads through to the kitchen. The dining room also benefits from French doors opening directly onto the stunning rear sun terrace, perfectly connecting indoor and outdoor living. The kitchen itself is well-equipped with integrated appliances and enjoys lovely views over the rear garden. To the opposite side of the home is the generously sized second lounge, full of traditional character with exposed ceiling beams and an attractive fireplace. This versatile reception room would lend itself perfectly to a cosy family room, home office setup or business space, while also providing internal access into the substantial four-car integrated garage. The garage itself offers exceptional versatility with plumbing already in place and huge potential for conversion into additional living accommodation, office space, workshop facilities or a dedicated business area, subject to the necessary permissions. Combined with the second lounge, there is clear scope to create a self-contained annex-style arrangement with the possibility of adding a kitchen and bathroom facilities. The garage also benefits from its own separate side entrance in addition to the electric garage door, making it particularly suitable for those seeking independent access for home business use or multi-generational living.

To the first floor, the property continues to impress with three well-proportioned double bedrooms. The master bedroom and bedroom two are positioned to the rear of the home, both enjoying picturesque views across the beautiful gardens and beyond. A separate study can also be found on this floor, offering excellent flexibility for those working from home, growing families, or even potential use as a hobby room or nursery. Completing the first floor is the spacious four-piece family bathroom, fitted with a jacuzzi bath alongside the additional suite, creating the perfect place to unwind.

Externally, the property boasts a sizeable driveway to the front providing off-road parking for up to eight vehicles, making it ideal for larger families or those operating a business from home. The driveway leads to the integrated garage which benefits from plumbing and offers fantastic conversion potential, subject to the necessary permissions. To the rear is where this home truly excels, featuring a beautifully mature and highly secluded garden surrounded by tall established trees and shrubs that create a peaceful and private setting. The elevated sun terrace provides an excellent space for outdoor dining, entertaining or simply relaxing while overlooking the grounds. Steps lead down to the expansive lawned garden where you'll also find a chicken coop and cattery positioned to the side of the home. A winding pathway continues further down the garden, revealing even more open lawn space that offers endless possibilities for landscaping, family activities or growing gardens tailored to personal requirements. Beyond the garden lies direct access onto the Leeds Liverpool Canal, providing stunning waterside walks quite literally from your doorstep. This is a rare opportunity to acquire a spacious family home in a truly picturesque setting with enormous potential both inside and out.





















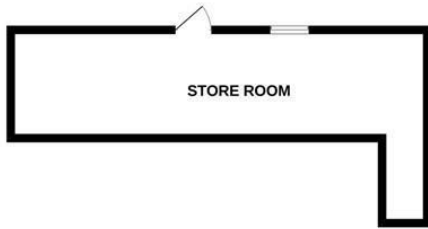




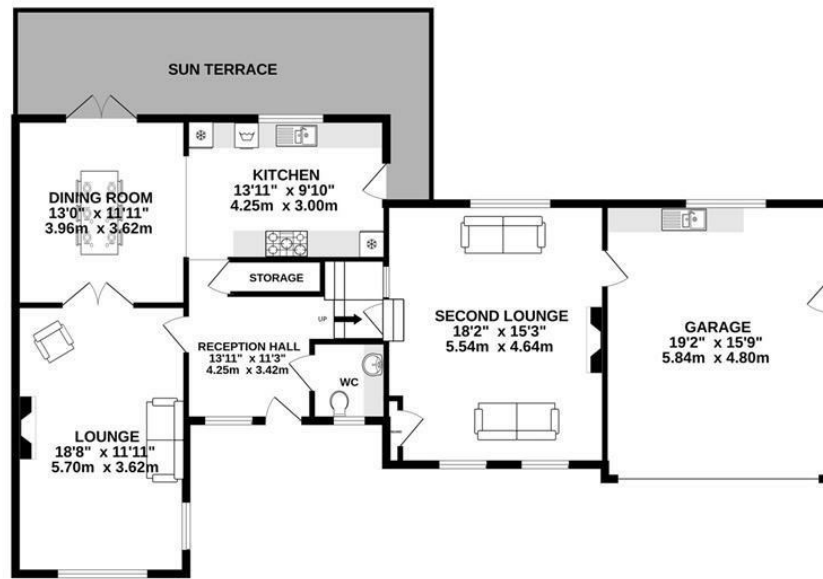




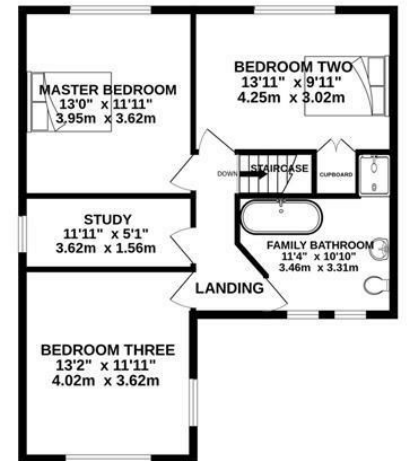
BASEMENT
237 sq.ft. (22.0 sq.m.) approx.



GROUND FLOOR
1239 sq.ft. (115.1 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.0 sq.m.) approx.

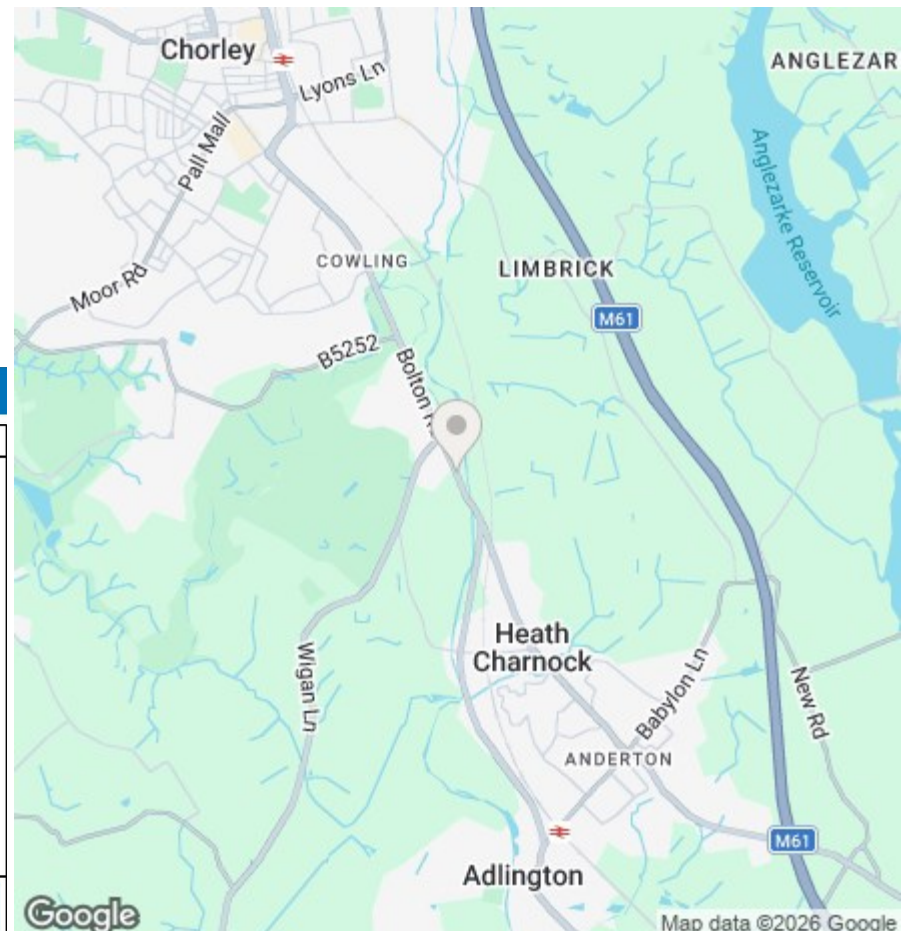


TOTAL FLOOR AREA : 2143 sq.ft. (199.1 sq.m.) approx.

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) 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		
	53	69
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	