BEN ROSE



Heapey Road, Chorley

Offers Over £289,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, situated along a highly sought-after road in the desirable village of Heapey. Blending traditional charm with stylish modern features throughout, this wonderful family home offers spacious and versatile living accommodation whilst retaining a warm and welcoming feel. Positioned close to picturesque countryside walks and scenic local surroundings, the property enjoys the perfect balance of semi-rural living with excellent convenience. Heapey and the nearby town of Chorley provide a range of shops, supermarkets, cafés, schools and leisure facilities, whilst commuters will benefit from easy access to the M61 and M6 motorways, nearby bus routes and rail links from Chorley train station, offering direct connections to Manchester, Preston and beyond.

Stepping through the vestibule, you are welcomed into the inviting reception hall with the staircase positioned directly ahead. To the front of the home is the spacious lounge, beautifully presented with a stunning fireplace housing a log burner, creating a cosy focal point, whilst the attractive bay-fronted window allows plenty of natural light to flood the room. The lounge then opens seamlessly into the family dining room, another superb reception space featuring its own charming fireplace and access out to the rear yard, making it ideal for both everyday family living and entertaining guests. Flowing naturally from the dining room is the contemporary kitchen/breakfast room, fitted with quality solid wood units alongside a range of integrated appliances, a Belfast sink and a breakfast bar comfortably seating two people.

To the first floor, the open landing provides access to three well-proportioned bedrooms, all thoughtfully presented to suit a growing family. The generous master bedroom benefits from fitted wardrobes offering ample storage, whilst bedroom two enjoys a lovely rear aspect overlooking the garden area. Completing the first floor is the sizeable family bathroom, fitted with an impressive four-piece suite including a freestanding bath, double shower, wash basin and WC, creating a stylish and relaxing space.

Externally, the property benefits from on-road parking to the front alongside gated footpath access leading up to the entrance. To the rear is a private and enclosed landscaped yard, thoughtfully designed with a decked seating area that is perfect for morning coffees, outdoor dining or family gatherings during the warmer months. Combining character features, modern finishes and a highly desirable location, this is a fantastic opportunity for families looking to secure a charming home in one of Heapey's most sought-after settings.





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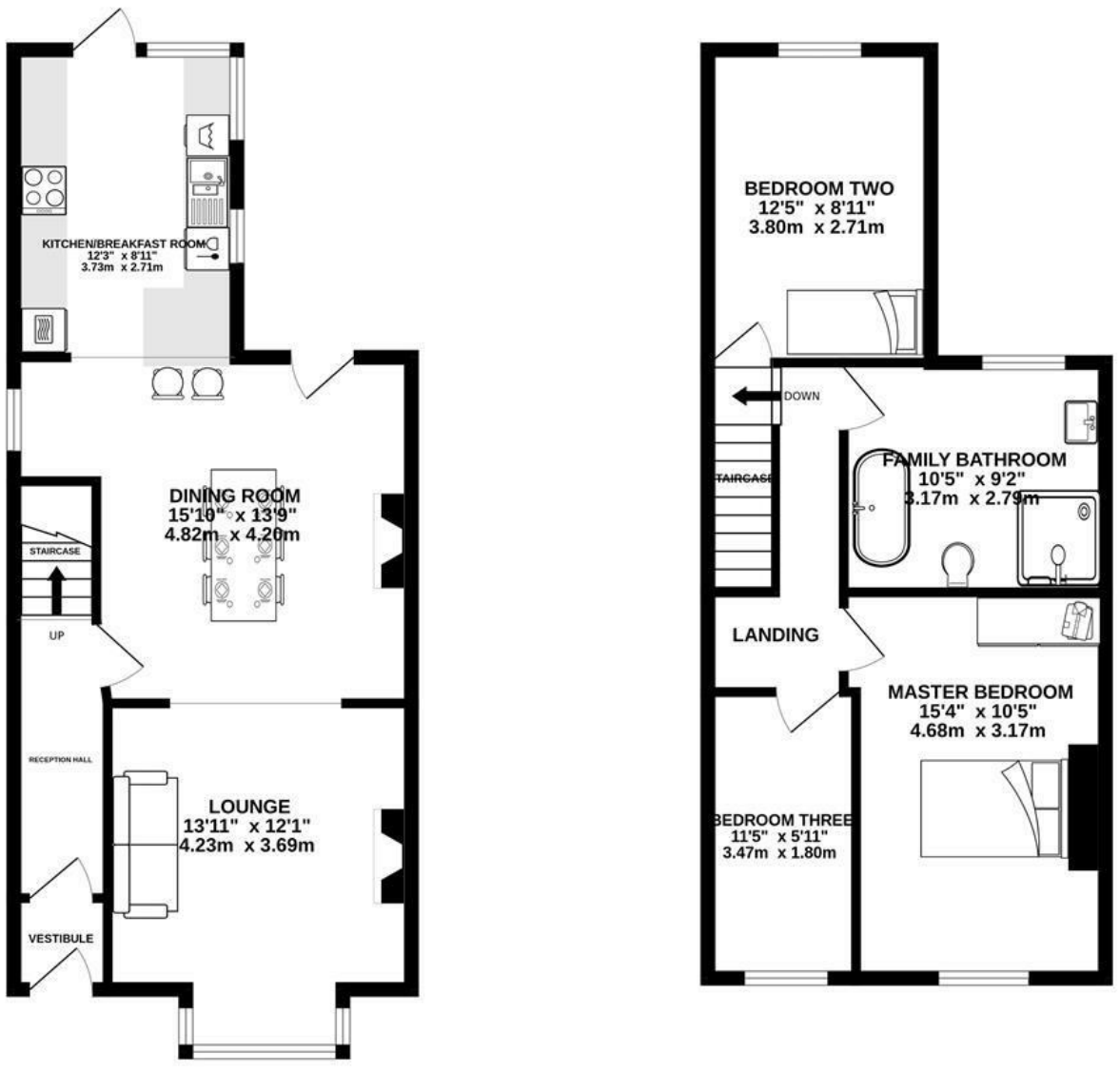


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GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.

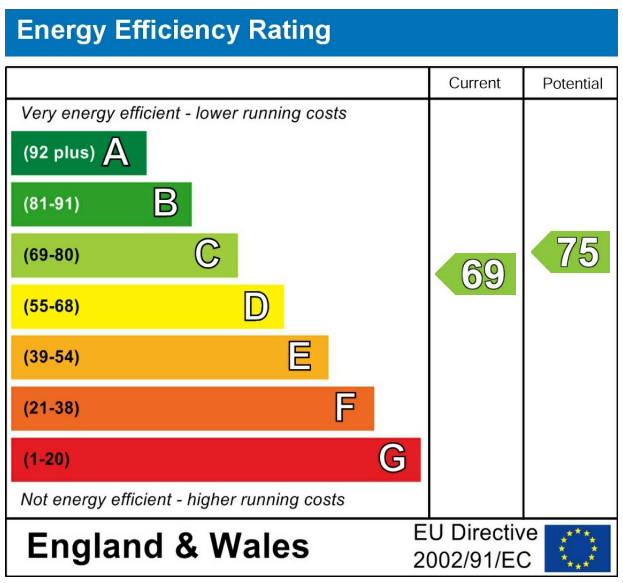
1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.

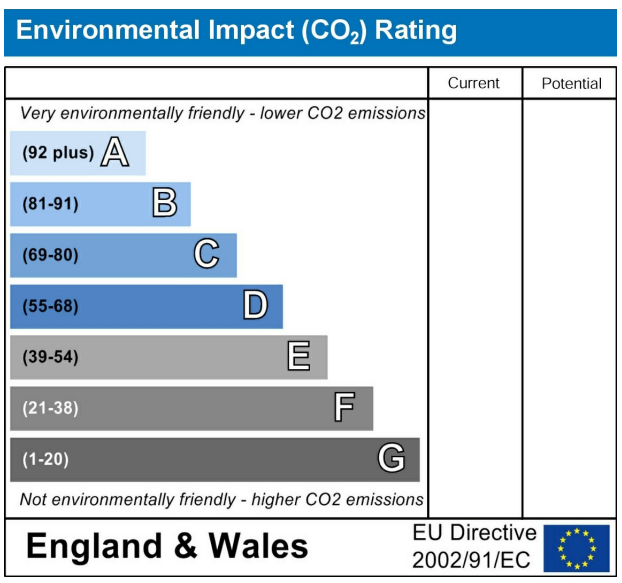


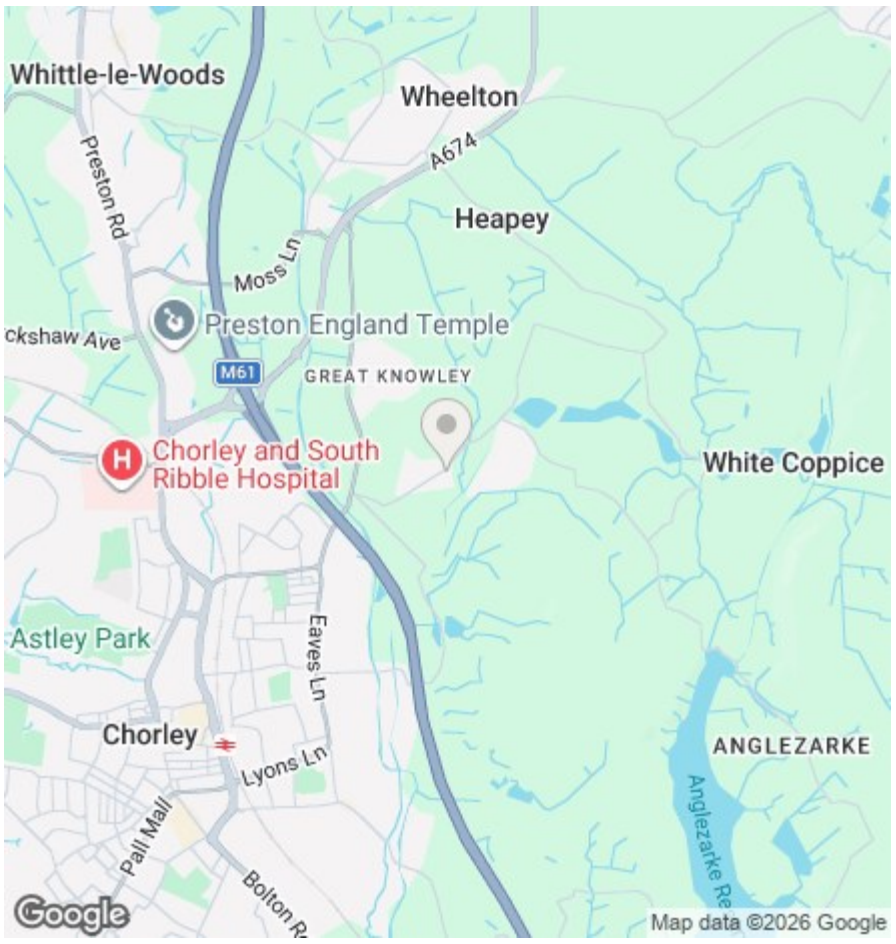
TOTAL FLOOR AREA : 1007 sq.ft. (93.5 sq.m.) approx.

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.







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