



## Blackburn Road, Heapey, Chorley

**Offers Over £324,995**

Ben Rose Estate Agents are delighted to present this charming and spacious two-bedroom semi-detached property, located on the highly sought-after border of Heapey and Wheelton villages. Spread across three floors, this home offers an abundance of features and would make an excellent choice for families seeking a versatile living space. The property enjoys a prime location near the picturesque Leeds-Liverpool canal, just a ten-minute drive from Chorley town centre with its excellent schools, shops, and amenities. It also benefits from fantastic transport links via Chorley train station and the nearby M61 and M65 motorways.

Upon entering, you are greeted by a welcoming hallway adorned with original tiled flooring. This leads into the spacious lounge, which features a stunning traditional fireplace and a bay-fronted window, creating a warm and inviting atmosphere. The lounge flows seamlessly into the dining room through elegant French doors. Both the lounge and dining room benefit from newly installed engineered wood flooring, adding an elegant and modern touch to the ground floor.

The dining room boasts a charming brick fireplace with a multi-fuel burner and ample space for a large family dining table. Adjacent to the dining room, the newly fitted kitchen is equipped with modern integrated appliances, including a hob, oven, wine rack, and dishwasher, with additional space for freestanding appliances. A generously sized utility room, accessible via the rear yard, offers extra convenience along with outdoor storage. The entire property has been tastefully redecorated over the past few years, creating a fresh and contemporary feel throughout.

The first floor comprises two double bedrooms, with the master bedroom offering breathtaking views of the surrounding countryside. A contemporary four-piece family bathroom, complete with a separate bath and shower, is also located on this floor.

The second floor houses a bright and versatile attic room, now featuring new carpeting for added comfort and style. This space is ideal for use as an additional bedroom or home office. Skylights and a spiral staircase enhance the attic room, allowing ample natural light to flood the space.

Externally, to the front of the property, there is on-road parking and a delightful patio area, perfect for enjoying the scenic views. At the rear, a secluded and well-maintained courtyard offers a private outdoor space for relaxation or entertaining.

This feature-packed home perfectly balances character and modern living, making it a must-see property in a prime location.









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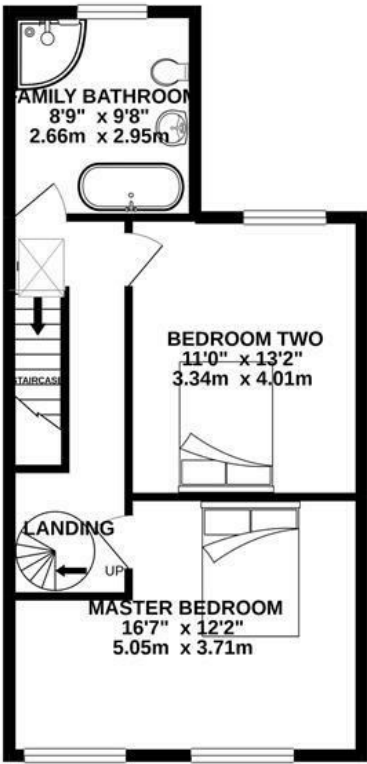


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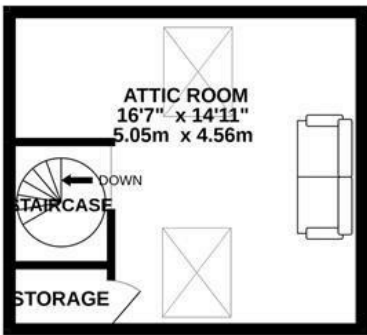
GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



2ND FLOOR  
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1345 sq.ft. (125.0 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		
	59	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

