



Station Terrace, Abbey Village, Chorley

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to market this beautiful fully renovated Victorian mid terrace home, situated within the highly sought-after village of Abbey Village, Chorley. Finished to a high standard throughout, this charming family home perfectly blends character features with modern living, benefiting from high ceilings, original detailing and new flooring throughout the ground floor. Positioned within a peaceful semi-rural setting, the property enjoys stunning surrounding views whilst still offering convenient access to a range of local amenities, reputable schools and countryside walks. Excellent travel links are nearby, including easy access to the M61 and M6 motorways, bus routes through the village and nearby train stations in Chorley and Blackburn, making commuting to Manchester, Preston and surrounding towns highly convenient. Abbey Village itself is well regarded for its picturesque setting and welcoming community atmosphere, making it ideal for growing families.

Entering the home through the tiled porch, you are welcomed into the entrance hallway which immediately sets the tone for the rest of the property with its bright and inviting feel. From here, stairs lead to the first floor whilst access opens into the spacious open plan lounge and dining room. The lounge is filled with natural light thanks to dual windows and centres around a newly installed log burning stove, creating a warm and cosy focal point. The dining area comfortably accommodates a large family dining table and it further benefits from the original, 125yr old now ornamental Aga set within a charming fireplace-style surround, adding character and charm to the space. Continuing through, the modern farmhouse-style kitchen has been thoughtfully designed with Silestone quartz worktops and a range of integrated appliances including a range master cooker, dishwasher and integrated bins for a sleek and practical finish. A stable door provides direct access out to the rear garden, enhancing the home's connection to the outdoor space.

To the first floor, the property offers three well-proportioned bedrooms, two of which are generous doubles. The third bedroom is currently utilised as a dressing room but would equally make an ideal children's bedroom, nursery or home office. The four-piece family bathroom has been finished to an excellent standard and cleverly incorporates built-in storage housing both washer, dryer and boiler, allowing the room to also function as a practical utility space. Stairs then lead to the converted attic bedroom, a spacious and versatile room enhanced by two skylights that flood the space with natural light. This impressive room also benefits from ample built-in storage, making it a superb principal bedroom, guest suite or private retreat.

Externally, the property continues to impress with a well-maintained front garden featuring mature bushes, a paved area with a decorative sundial, low bordering wall and entrance gate creating an attractive first impression. To the rear, the home enjoys two separate garden spaces divided by a small walkway. The first garden directly attached to the property is fully paved with York flags and includes a raised decked seating area alongside beautifully planted flower beds, and has electricity and water supplies making it ideal for entertaining and outdoor dining. The second rear garden, which is rented at £200 per year with further details available upon request, offers an additional private outdoor retreat complete with decking, lawn and a useful storage shed. Beautiful open views to the rear further enhance the sense of privacy and tranquillity this exceptional home provides. This stunning home offers spacious and flexible accommodation throughout, making it an ideal purchase for anyone seeking village living without compromising on modern convenience.

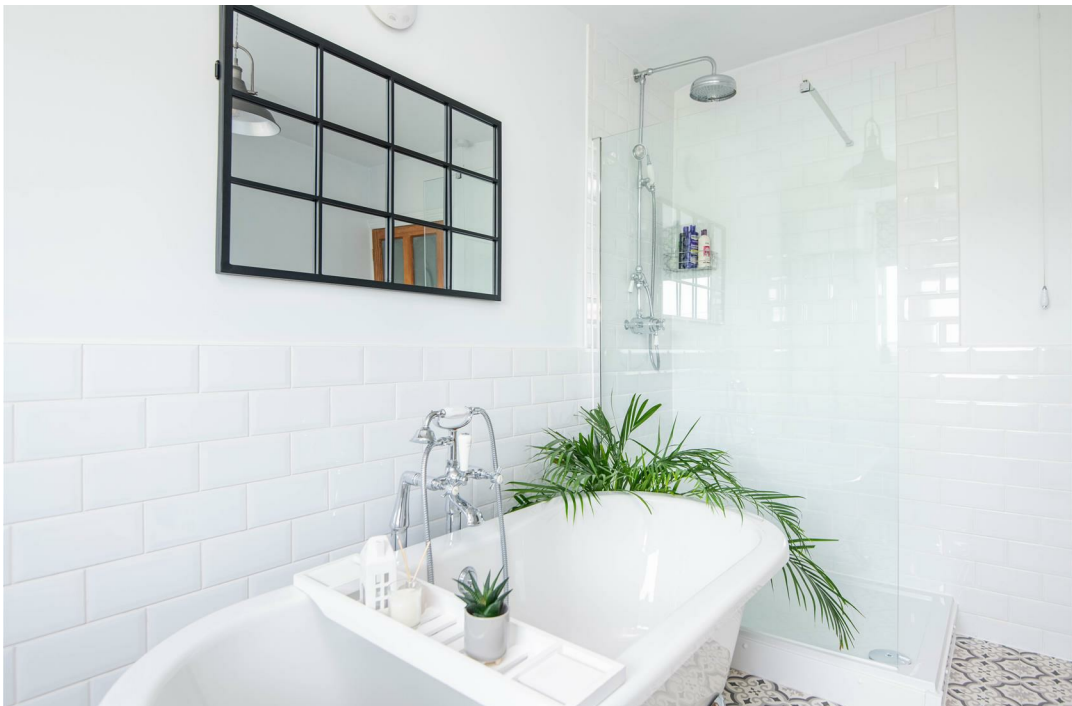














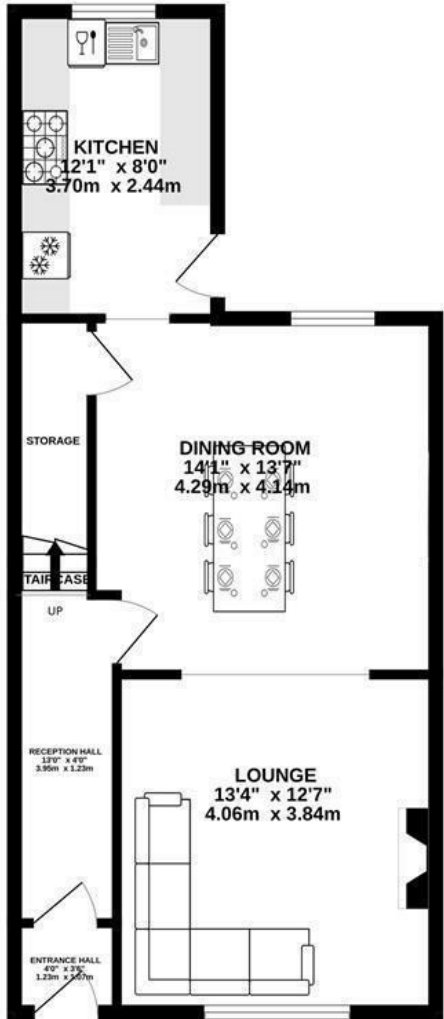




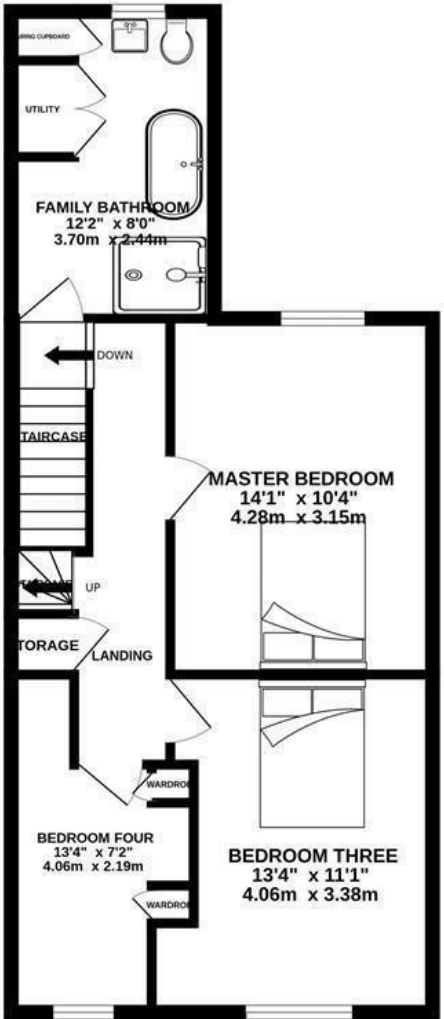


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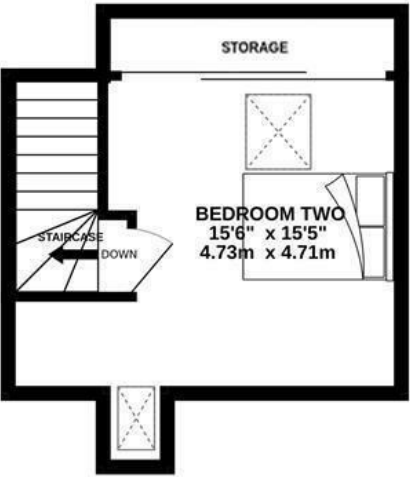
GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.3 sq.m.) approx.



2ND FLOOR
232 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.3 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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