



Wood Lane, Heskin, Chorley

Offers Over £349,995

Ben Rose Estate Agents are pleased to present to market this beautiful three-bedroom semi-detached home, situated in the sought-after village of Heskin, Chorley. Modern and stylish throughout, this spacious family home offers versatile living accommodation with high-quality finishes, making it ideal for growing families looking for a property ready to move straight into. Located within walking distance of Heskin Pemberton Primary School and conveniently positioned on the bus route for Bishop Rawstone High School, the property is perfectly suited for family living. Heskin itself offers a semi-rural setting whilst remaining well connected, with easy access to nearby towns such as Chorley, Leyland and Preston, alongside excellent motorway links via the M6 and M61 for commuters. There are also a range of nearby amenities including shops, cafés, countryside walks and leisure facilities, with local bus routes and train stations within easy reach.

Stepping into the home, you are welcomed by a handy porch complete with underfloor heating and a convenient ground floor WC before entering the main hallway. From here, access is provided to the spacious lounge, centred around a charming fireplace that creates a warm and inviting focal point. The hallway also leads through to the impressive open-plan kitchen diner, fitted with sleek modern cabinetry and multiple integrated appliances, offering both practicality and style. The dining area provides ample space for large family meals and entertaining, whilst opening into a superb family room/snug featuring a skylight and newly installed bifolding doors that flood the space with natural light and overlook the rear garden beautifully. Completing the ground floor is the useful utility room, also benefiting from underfloor heating.

Moving upstairs, the first floor hosts three well-proportioned bedrooms, with two generous doubles and a spacious master bedroom that benefits from built-in wardrobes for additional storage. The loft is fully boarded and fitted with electricity and a radiator, offering excellent additional storage potential. Completing the first floor is the modern three-piece family bathroom, finished to a contemporary standard. Further benefits include newly fitted windows throughout and a recently installed boiler that comes with six years remaining on the warranty for added peace of mind.

Externally, the property continues to impress with a paved driveway to the front providing off-road parking for multiple vehicles, alongside additional gated space to the side of the home. This side access leads directly to the large insulated garage, which has been thoughtfully enhanced with patio doors, mains power, built-in speakers and spotlights, making it ideal as a home office, gym or small business space. To the rear, the generously sized garden has been designed for low-maintenance enjoyment, featuring a spacious paved seating area, astroturfed lawn and a charming summer house perfect for relaxing during the warmer months. Surrounded by fencing for added privacy, this fantastic outdoor space perfectly complements the modern and versatile accommodation on offer, creating an exceptional family home in a highly desirable location.

















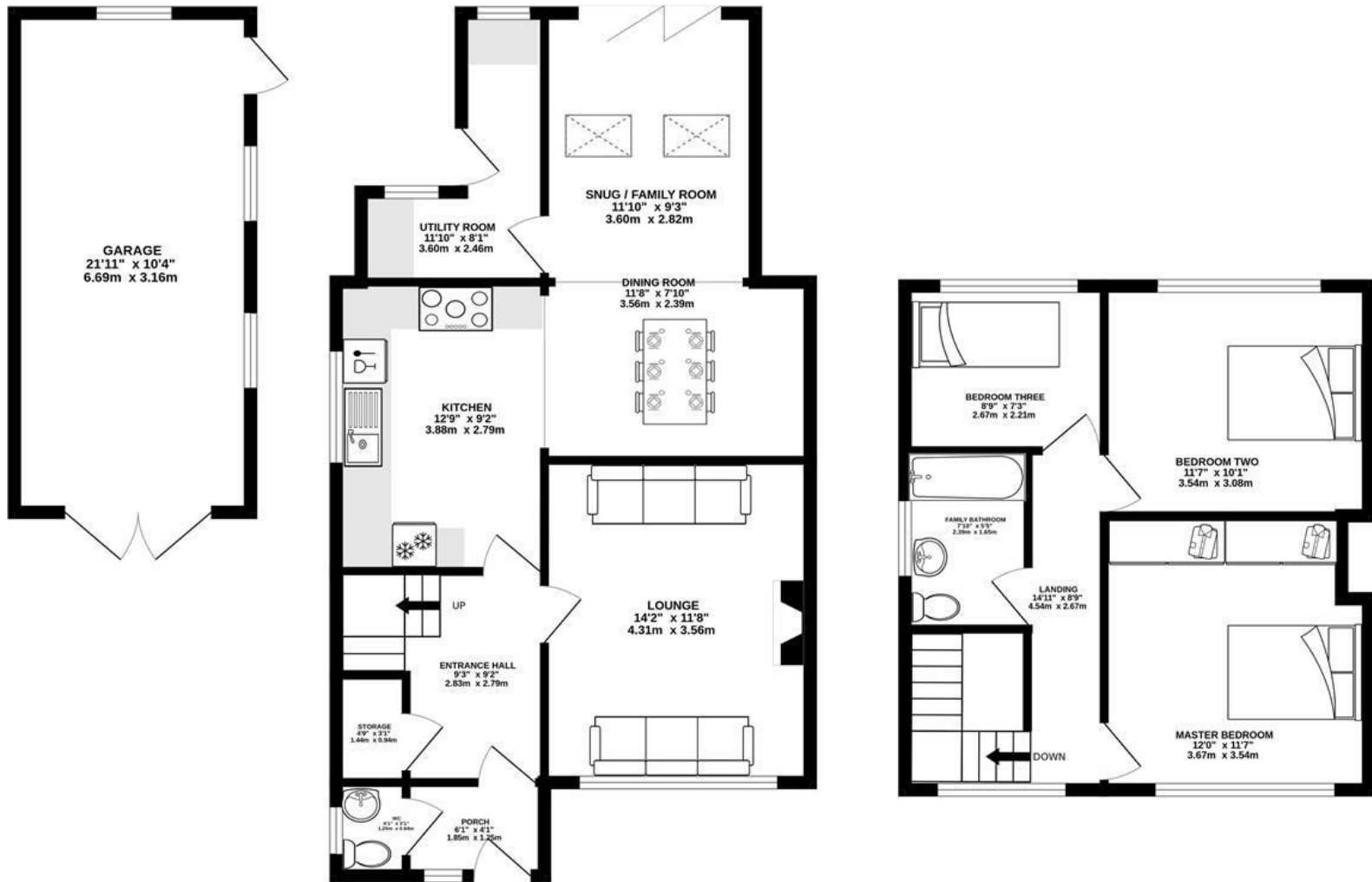




BEN ROSE

GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.

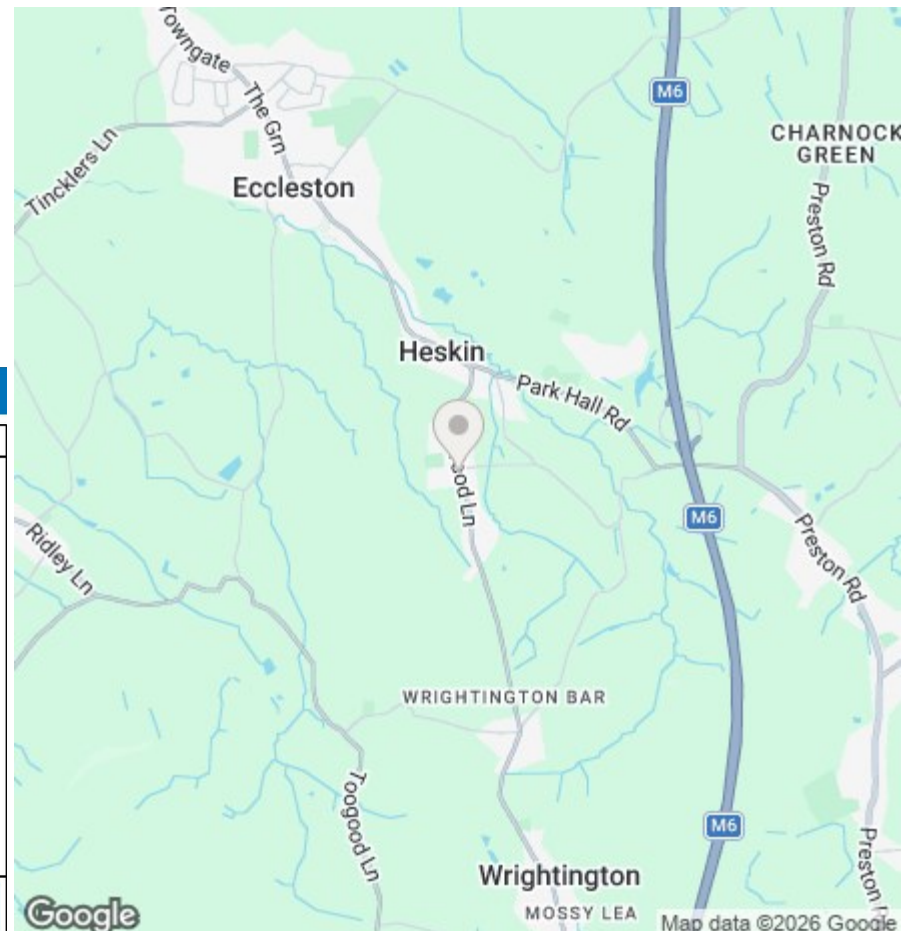


TOTAL FLOOR AREA : 1333 sq.ft. (123.8 sq.m.) approx.

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		
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	