



## Fishwick Lane, Higher Wheelton

**Offers Over £199,995**

**\*\*CASH BUYERS ONLY\*\***

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom stone terrace cottage, located on a quiet country road in the picturesque village of Higher Wheelton. The home is offered with NO CHAIN and presents an excellent opportunity for cash buyers seeking a project, with scope to restore and modernise whilst retaining its character and traditional features. Higher Wheelton is a sought-after rural setting that benefits from a welcoming community feel, yet remains well connected with convenient access to Chorley and Blackburn. The M61 and M65 motorways are only a short drive away, offering excellent commuter links to Manchester, Preston, and beyond. Local amenities include village shops, country pubs, and scenic walks through the West Pennine Moors and the Leeds Liverpool canal, while bus links provide regular services to nearby towns.

Stepping inside, the front door opens into a cosy lounge that immediately showcases the cottage charm. Here you'll find a fireplace complete with a log-burning stove, creating a warm focal point to the room. The staircase to the first floor is also located here. Moving through, the kitchen/diner offers a practical space with ample room for both cooking and dining. To the rear, a useful porch connects the kitchen to the garden, allowing easy access to the outdoor space.

To the first floor, the property has two bedrooms, both enjoying stunning countryside views. The master bedroom is served by a three-piece en-suite, while the generously sized second bedroom provides plenty of space for guests or family. Each room holds excellent potential to be transformed into comfortable and inviting spaces.

Externally, the property offers parking for up to three vehicles to the front, ensuring convenience for homeowners and visitors alike. Opposite the home lies a gated, lawned garden that provides a versatile outdoor space, perfect for additional planting or relaxation. To the rear, the cottage enjoys a secluded garden with a seating area and lawn, all overlooking the rolling fields and beautiful countryside beyond.

This home offers a rare opportunity for buyers to create a truly unique residence in a desirable rural location.





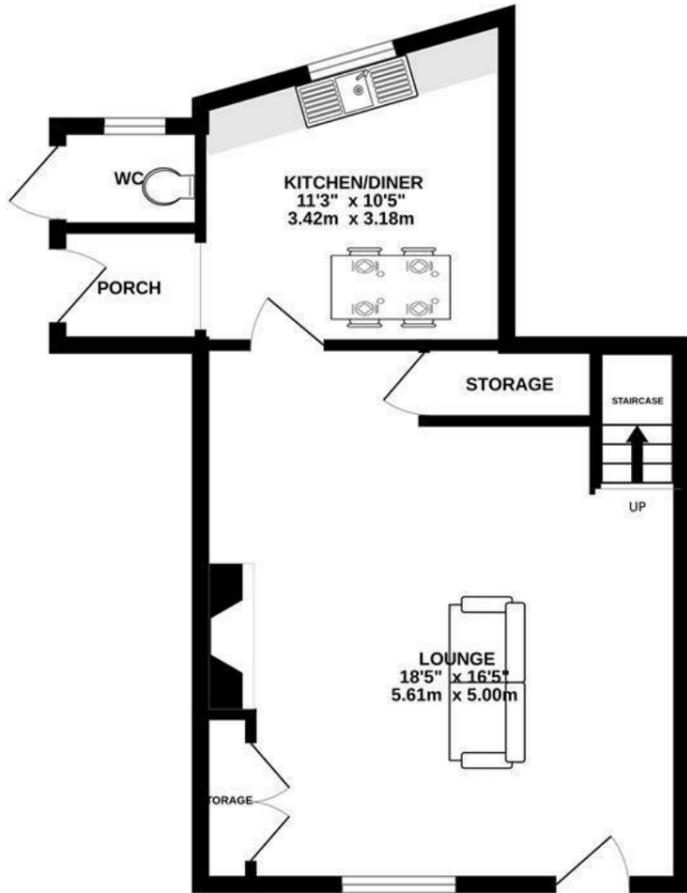




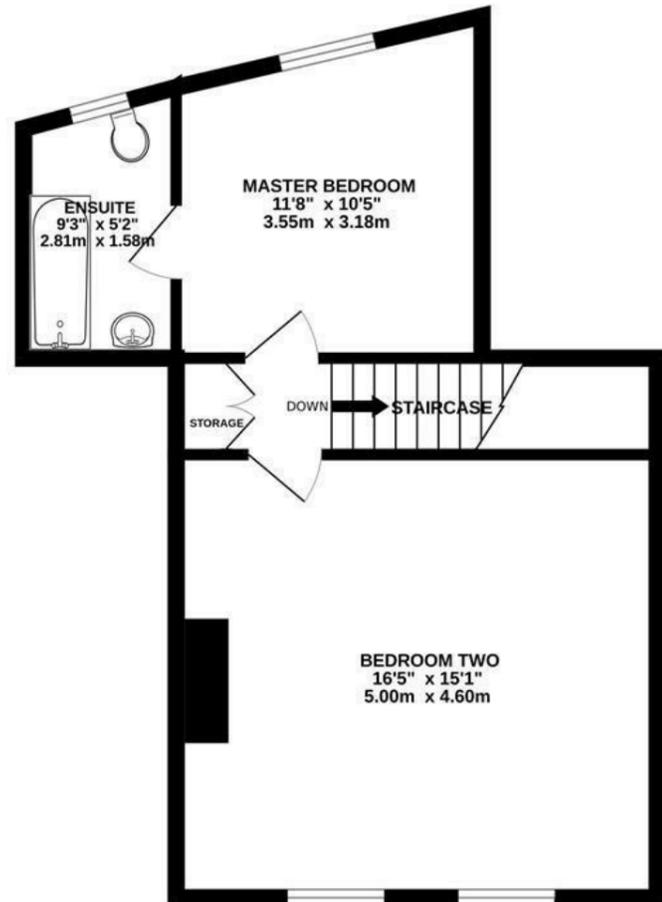




GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.

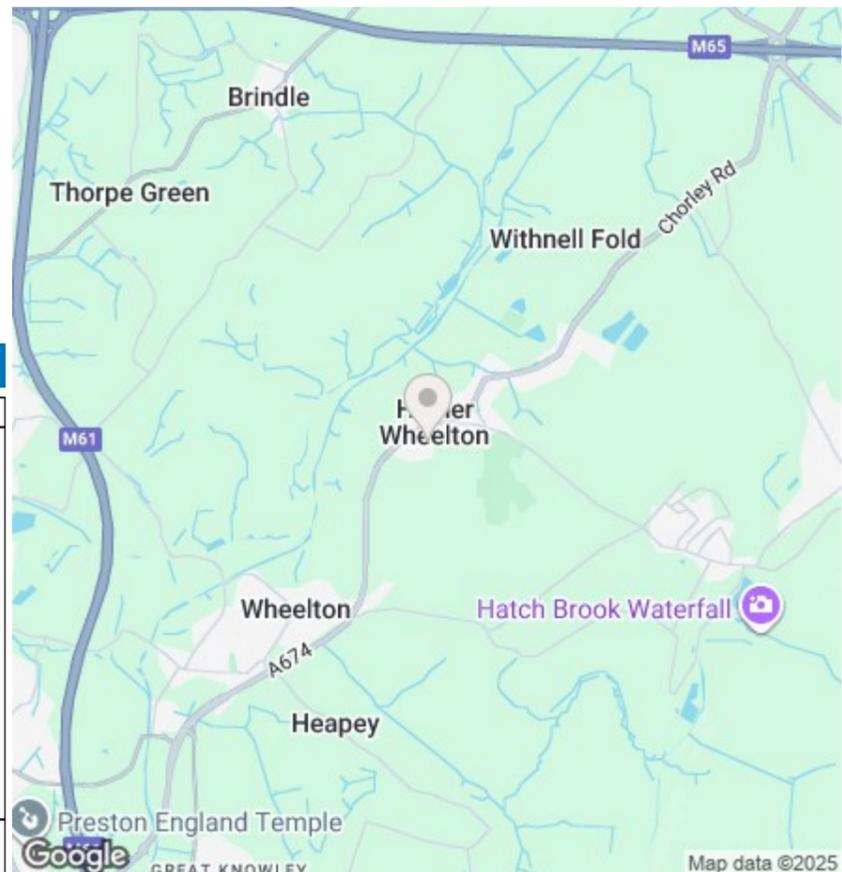


TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

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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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	34	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	