



Blackburn Road, Higher Wheelton, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this newly renovated terraced home, done to a high standard and offering fantastic value. Nestled in the idyllic village of Higher Wheelton, this property boasts modern elegance and comfort. Surrounded by ample amenities and conveniently located just a ten-minute drive from Chorley town centre and fifteen minutes from Blackburn, residents enjoy the perfect balance of tranquility and accessibility. Excellent travel links via the nearby M65 and M61 motorways ensure seamless connectivity to further towns and cities.

Stepping into the welcoming entrance hall, to the left you're greeted by the inviting ambiance of the lounge, featuring a cozy log burner, creating a lovely relaxing space. Continuing through, the dining room offers a charming space for entertaining, complete with a wine rack and another log burner, adding warmth and character to the home. The kitchen/breakfast room boasts integrated appliances and provides a delightful setting for culinary endeavors and casual dining along with providing access to the rear yard.

Ascending to the first floor, you'll find two well-appointed double bedrooms, both with fitted wardrobes and ample storage space. The master bedroom features additional storage, while bedroom two benefits from an airing cupboard. A four-piece family bathroom, complete with a drop-down bath, completes the first-floor and offers a tranquil retreat for residents.

Externally, the property features a spacious rear yard with a seating area, perfect for outdoor dining or relaxing in the sunshine, complete with outdoor heating for year-round comfort. The front driveway provides ample space for multiple cars, ensuring convenient parking for residents and guests alike.

With its impeccable renovation, convenient location, and modern amenities, this charming home in Higher Wheelton offers an exceptional opportunity for discerning buyers seeking comfort, convenience, and value for money.





















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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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		

