



Blackburn Road, Higher Wheelton, Chorley

Offers Over £299,995

Ben Rose Estate Agents are delighted to offer this beautifully refurbished three-bedroom semi-detached property, ideally situated in the highly sought-after village of Higher Wheelton. This exceptional family home is set over three spacious floors and perfectly combines modern comfort with charming character details. Its location offers easy access to Chorley town centre, where a range of amenities, shops, and restaurants await, while excellent transport links are just a short drive away, including the nearby M6 and M61 motorways, making commuting effortless. Presented to a high standard throughout, this is an ideal family home and an opportunity not to be missed.

Upon entering, you are welcomed into a charming porch featuring the original tiled flooring, which leads into a bright and inviting entrance hall. Here, bespoke fitted storage cupboards provide practical organisation, and at the far end, a conveniently located downstairs WC adds everyday ease. Moving through, the front lounge exudes warmth and character, complete with a beautiful feature fireplace and a large front-facing window that fills the room with natural light.

Continuing from the lounge, the property flows into a spacious open-plan dining and sitting area, designed with family living in mind. This area easily accommodates a large dining table, making it ideal for entertaining or relaxed family meals. Just off this space is an internal hallway with access to the stairs, an external door leading to the side of the property, and the thoughtfully extended kitchen/breakfast room.

Recently installed, the kitchen is both stylish and practical, boasting generous worktop space, modern cabinetry, and high-quality integrated appliances. At the rear of the kitchen, there is ample room for a small dining table or breakfast bar, and a set of double doors opens directly into the rear garden, bringing the outdoors in.

Upstairs, the first floor is home to two generously sized double bedrooms. The master bedroom spans the full width of the property and is bathed in natural light thanks to its two front-facing windows. Serving the bedrooms is a stunning four-piece family bathroom, newly fitted to a high specification, featuring a walk-in shower, a freestanding bathtub, and contemporary tiling throughout.

The second floor reveals a spacious loft conversion, thoughtfully designed to create a third double bedroom. This airy and versatile space benefits from full insulation and skylights that offer breathtaking countryside views. Additional eaves storage is neatly tucked away at both the front and rear of the room, ensuring practicality without compromising aesthetics.

Externally, the property continues to impress. At the front, there is off-road parking on a resin driveway for one to two vehicles, complimented by a cobbled pathway that leads to the entrance. The rear garden is a beautifully landscaped retreat, arranged over multiple tiers with gravelled sections, a large patio area perfect for outdoor seating and entertaining, a neatly laid lawn, and raised planters filled with mature trees and shrubs. The garden enjoys a private, non-overlooked position, adding to its appeal. A side lane provides a discreet space for bin storage, keeping the outdoor area clean and tidy.

Additional benefits include a newly installed boiler and radiators throughout, ensuring energy-efficient heating for years to come. This home offers generous living space, a serene garden, and tasteful modern finishes, all within a desirable village setting. Viewing is highly recommended to fully appreciate the quality and potential this property holds for your family's next chapter.





























BEN ROSE




TOTAL FLOOR AREA : 1399 sq.ft. (130.0 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	<div>62</div>	<div>83</div>
(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 (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

