



## Blackburn Road, Chorley

**Offers Over £214,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom terrace cottage, nestled in the highly sought-after village of Higher Wheelton. This charming home perfectly combines traditional character with modern comforts, making it an ideal purchase for first-time buyers or those seeking a peaceful retreat. The property enjoys a picturesque rural setting surrounded by open countryside, yet is within easy reach of local amenities, including village shops, cafes, and country pubs. Excellent travel links are close by, with the M61 and M65 motorways providing convenient access to nearby towns such as Chorley and Blackburn, as well as further afield to Preston and Manchester. The area also benefits from reliable bus routes and is just a short drive from Chorley train station, offering direct connections across the North West.

Stepping into the home, you are welcomed into a beautifully cosy lounge that perfectly captures the warmth and charm of a traditional cottage. A stunning feature fireplace with a log-burning stove creates a wonderful focal point and adds to the inviting atmosphere. The lounge flows seamlessly into the kitchen, offering an open yet defined layout that maintains the character of the home while allowing for easy social interaction. The kitchen itself has been thoughtfully designed with a blend of contemporary fittings and rustic charm, featuring modern appliances and ample storage, all while complementing the cottage aesthetic. From here, you'll also find access to the staircase leading to the first floor and a rear porch that opens directly out to the garden.

To the first floor, the property offers two well-proportioned double bedrooms, each filled with natural light and offering peaceful views of the surroundings. The master bedroom benefits from a range of fitted wardrobes, providing generous storage without compromising space. Completing the upper floor is a stylish, modern three-piece shower room, designed to a high standard and featuring contemporary fixtures and fittings.

Externally, this delightful cottage offers a wonderful balance of convenience and countryside charm. Across the road from the property is a shared lay-by providing parking for residents, and there is also potential for an additional parking space nearby for a small monthly fee (please enquire for more information). To the rear, the garden is truly a highlight — a beautifully designed split-level space with an initial patio seating area perfect for outdoor dining. Steps lead up to a circular seating area surrounded by mature planting, creating a peaceful setting for relaxation. Towards the top of the garden stands a versatile outbuilding, complete with lighting and electrics, currently used as a home office with integrated storage. From this elevated position, you can enjoy stunning open views over the surrounding countryside and farmers' fields, offering a serene and private backdrop.

This charming cottage is a perfect blend of comfort, character, and convenience — ideal for those seeking a peaceful village lifestyle within easy reach of modern amenities.





















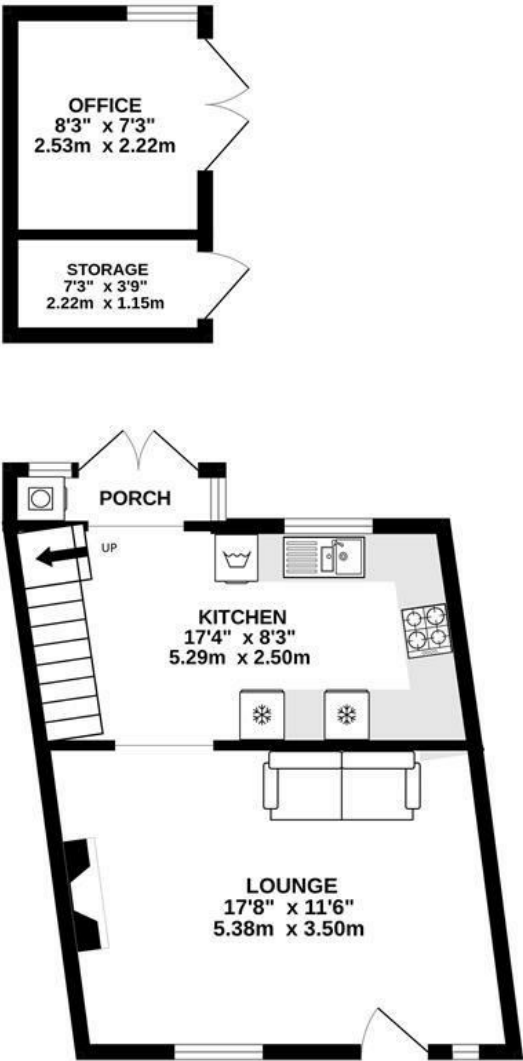






# BEN ROSE

GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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>		<b>90</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 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 