



BEN ROSE

Wood Lane, Heskin, Chorley

Offers Over £539,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom detached bungalow, set within the picturesque and highly sought-after village of Heskin. Nestled on a quiet residential lane, this charming home offers a blend of modern living with peaceful countryside surroundings – making it an ideal choice for families seeking both tranquillity and convenience. Heskin itself is renowned for its rural charm while still being just a short drive from Chorley and Wigan town centres, offering a wide range of amenities, eateries, and schooling options. Excellent travel links are also close at hand, with the M6 and M61 motorways providing swift access to Preston, Manchester and beyond.

Stepping inside, you're welcomed via a spacious entrance hall that offers access to most of the principal rooms. Positioned towards the front of the home are three bedrooms, each filled with natural light and offering versatile space for family living. The modern four-piece family bathroom is a standout feature, complete with a stylish double shower, bath, and high-end finishes throughout. The heart of the home lies in the sleek kitchen, which is fitted with a range of integrated appliances including dual ovens, dishwasher, microwave, wine cooler, fridge, freezer, washer and a dryer. From here, convenient access is provided directly onto the driveway. The main reception room is found back through the hall and features a striking fireplace and patio doors that lead out onto the garden. Currently used as a dining room, this space is highly versatile and could easily serve as the main lounge. Just off here is the dedicated cinema room – a fantastic addition for families – complete with ceiling speakers and further garden access. This room could also be adapted into a playroom, dining room, or even a fourth bedroom depending on your needs.

Externally, the property continues to impress. A substantial private driveway sits to the front, with ample space for up to eight cars, and leads to a garage which also benefits from a built-in utility area. To the rear, a truly generous garden awaits – a perfect haven for families and social gatherings. A patio seating/entertaining area sits just outside the home, ideal for alfresco dining and entertaining friend and family members, and opens up onto a spacious lawn that's bordered by mature hedging and trees for added privacy. A further seating area is located to the far end of the garden, capturing sunlight throughout the day and making it a peaceful retreat during the warmer months. The garden enjoys a secluded feel, backing onto open fields and offering picturesque countryside views.

This is a rare opportunity to acquire a spacious and beautifully maintained home in one of Lancashire's most charming village settings – early viewing is highly recommended.







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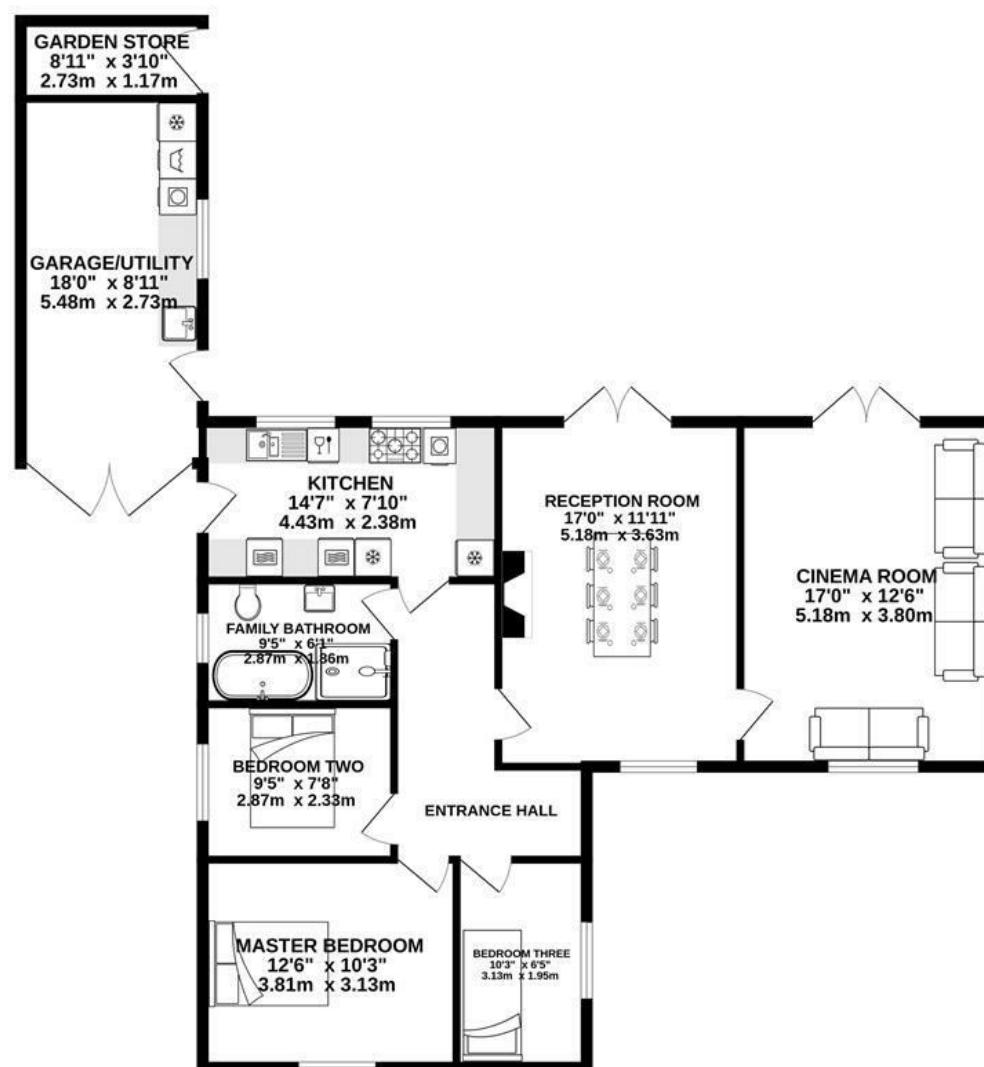


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GROUND FLOOR
1131 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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		

