



**Chorley Road, Heath Charnock, Chorley**

**Offers Over £209,995**

Ben Rose Estate Agents are pleased to present to the market this deceptively spacious two-bedroom property nestled in the charming village of Heath Charnock. Located just a five-minute drive from the centre of Chorley, and offering easy commuting access to all major northwest towns and cities via nearby motorways (M6 & M61), this residence also benefits from excellent local schools, supermarkets, and amenities. Early viewing is highly recommended to avoid any potential disappointment.

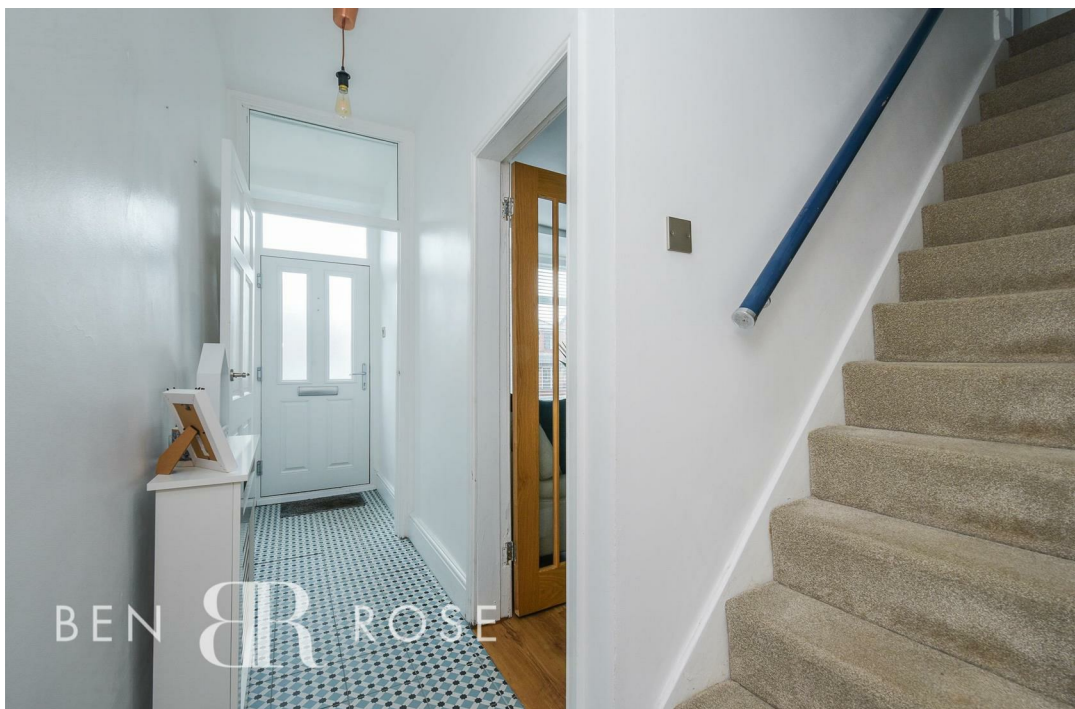
Internally, the property boasts a welcoming entrance hallway housing the staircase to the upper level. The spacious lounge at the front of the property features a beautiful bay window overlooking the front aspect, while continuing through leads to the second reception room, currently utilized as a sitting room but with the versatility to serve as a formal dining area. This generously sized space boasts a charming log burner fire and provides access to convenient under stair storage. Flowing seamlessly from here is the light and airy kitchen/diner located at the rear of the property. The kitchen showcases modern cabinetry with complementing wooden work surfaces and integrated appliances including an oven, hob, and dishwasher. With ample room for a family dining table, this area is further enhanced by skylight windows and double patio doors leading out to the garden. Adjacent to the kitchen is a convenient WC/Utility room with additional space for freestanding appliances.

Moving upstairs, you will find two double bedrooms, a dressing room, and a modern four-piece family bathroom.

Externally, the property features a low-maintenance stone garden at the front with steps leading to the front door and ample on-road parking. The generously sized enclosed garden at the rear boasts both lawn and a raised wooden decking area, providing the perfect space for outdoor enjoyment and relaxation.

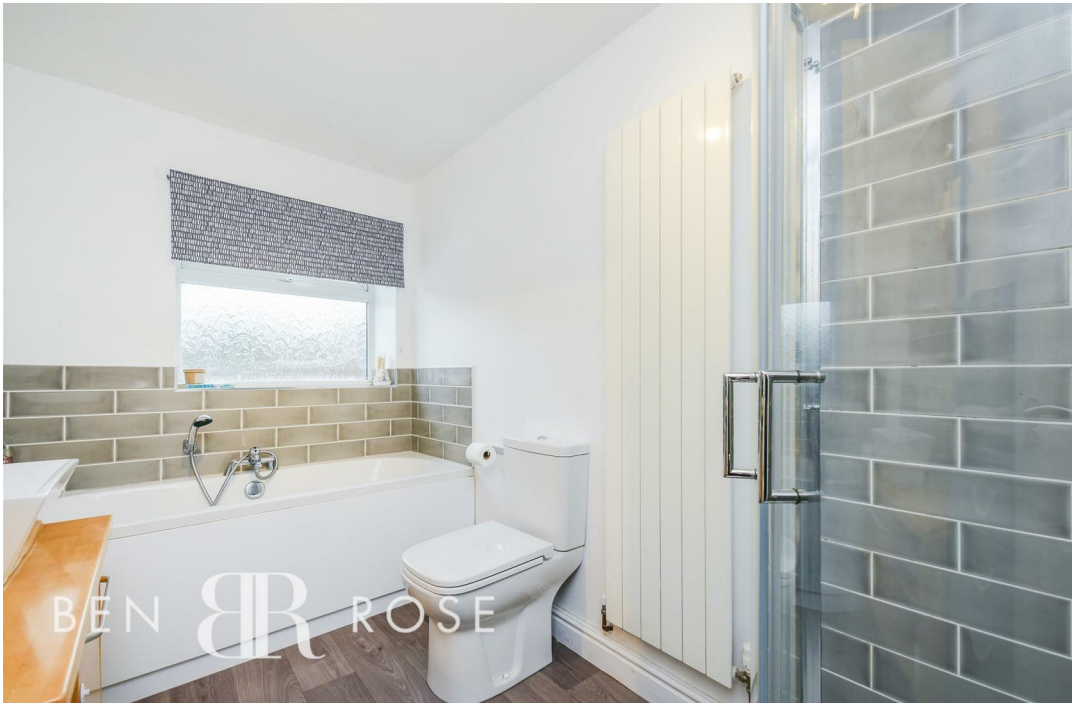






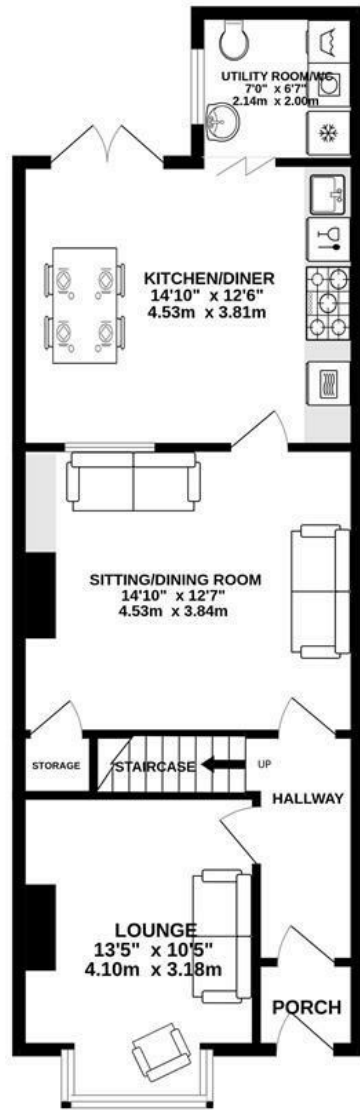




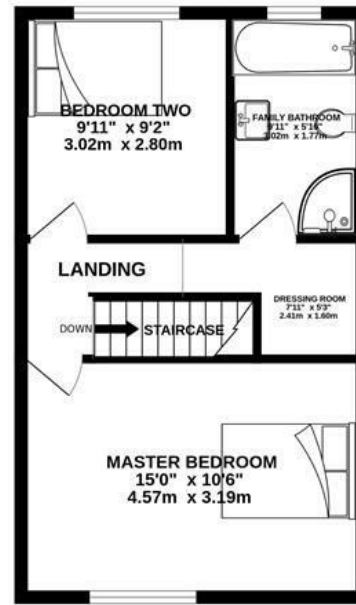


# BEN ROSE

GROUND FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.

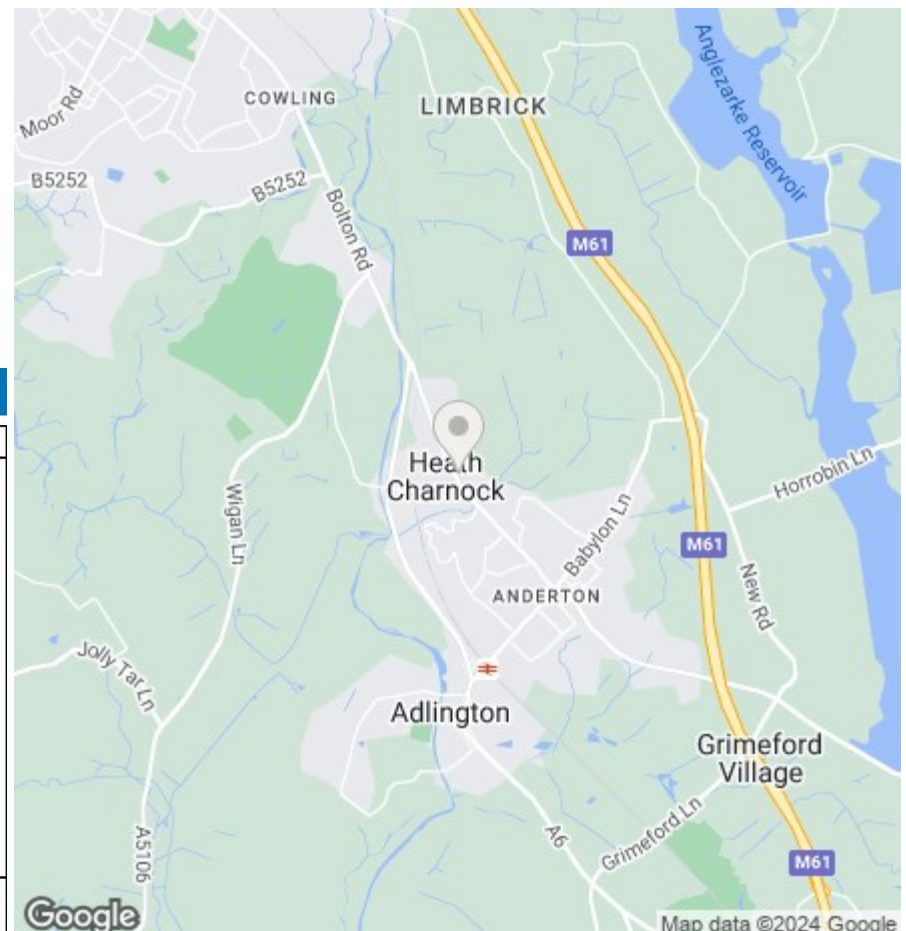


TOTAL FLOOR AREA: 1013 sq.ft. (94.1 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</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) <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	