



**Chorley Road, Heath Charnock, Chorley**

**Offers Over £199,995**

Ben Rose Estate Agents are pleased to present to 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, this home offers easy commuting access to all major northwest towns and cities via the nearby M6 and M61 motorways. The residence also benefits from excellent local schools, supermarkets, and amenities. Early viewing is highly recommended to avoid any potential disappointment.

Upon entering the home, you are greeted by an inviting entrance porch offering direct access to the hall. It is from here you can find access to the stairs and both reception rooms. To the front of the home, a good-sized lounge boasts a generous front bay window, allowing ample natural light to flood the room, complemented by a charming fireplace. Moving through, you will find a spacious dining room capable of accommodating a large family dining table and furnishings, with convenient access to under-stair storage. The dining room flows seamlessly into a modern kitchen, fitted with an abundance of wall and base units and space for freestanding appliances. From here, you can access the yard and garden.

Ascending to the first floor, you will discover two double bedrooms. The master bedroom is particularly generous in size, spanning the width of the home. The landing is spacious and currently serves as a functional home workspace. Completing this floor is the modern family bathroom, newly installed in 2020, features a bath with an over-the-bath shower, offering a sleek and contemporary finish.

Externally, the property features a low-maintenance yard at the front with steps leading to the front door and ample on-road parking. To the rear, there is an additional yard space with a good-sized outbuilding for storage. This area leads to an enclosed garden, complete with both a lawn and a raised wooden decking area, providing the perfect space for outdoor enjoyment and relaxation. Additional benefits include a newly installed boiler (2020), a leasehold property status, and a fully boarded loft space with lighting installed and a loft ladder, adding valuable storage and versatility to the home.

This delightful property offers a perfect blend of traditional charm and modern conveniences, making it an ideal home for a variety of buyers.

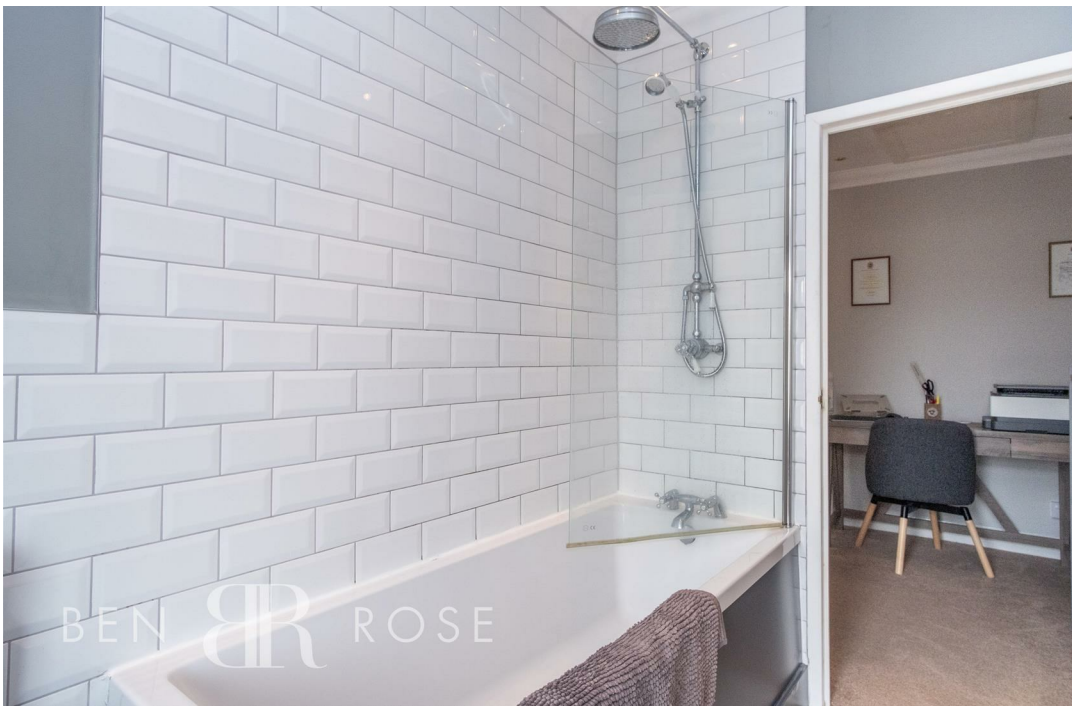










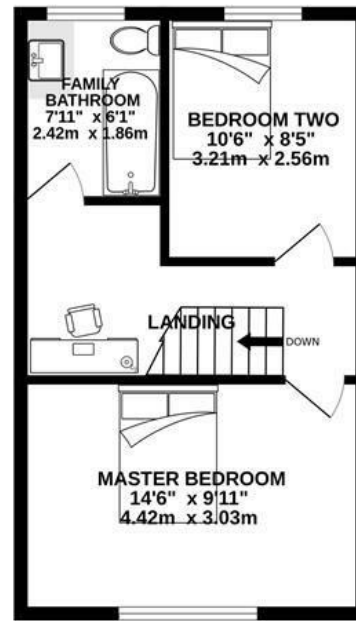


# BEN ROSE

GROUND FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.

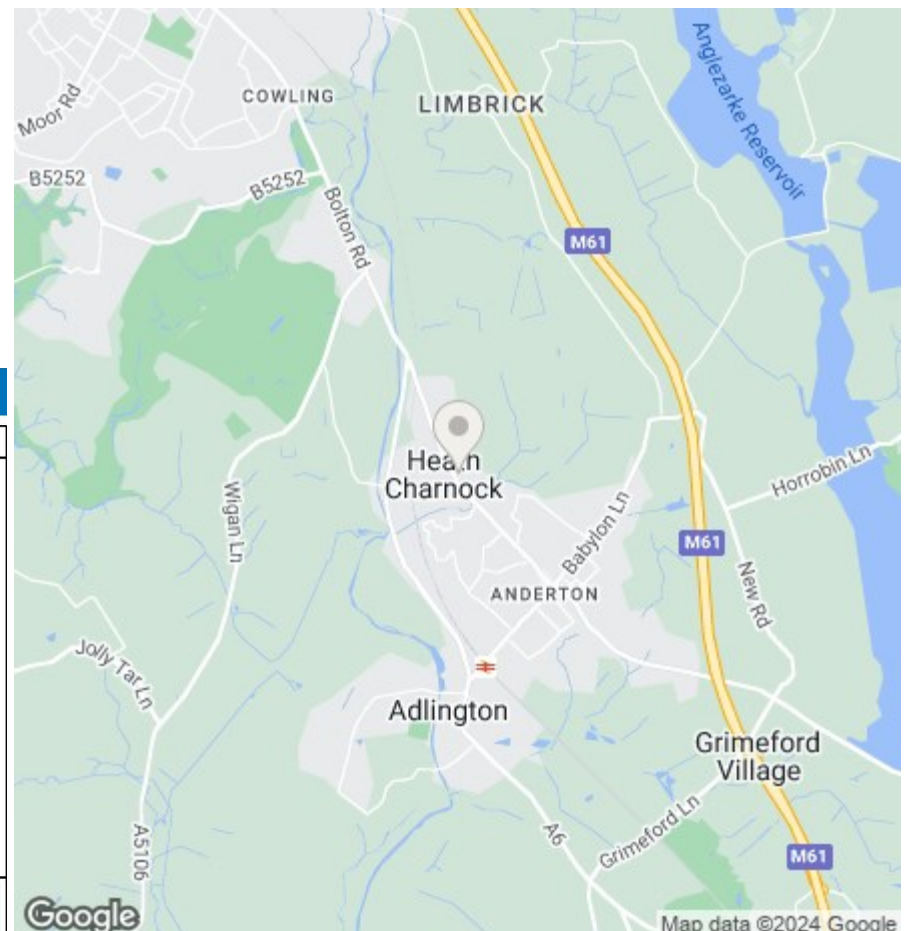


TOTAL FLOOR AREA: 895 sq.ft. (83.1 sq.m.) approx.

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.  
Made with Metropix ©2024



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>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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	