



North Vale, Heath Charnock, Chorley

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this charming four-bedroom terraced house in the desirable area of Heath Charnock. Situated in a quiet neighborhood, this property offers a tranquil living environment while being conveniently close to local amenities. Residents will enjoy the scenic walking routes, and the excellent travel links including local bus routes, Adlington train station, and the M61 motorway, making it ideal for commuters.

As you enter the home, you are welcomed by a spacious entrance hallway that leads to all the main rooms on the ground floor. The open-plan kitchen, a highlight of the home, features integrated appliances including a hob, double oven, and fridge/freezer. The underfloor heating and vertical radiator enhance the space-efficient design. The kitchen has access to two storage rooms, one perfect for a pantry, and a utility room with direct access to the garden. The ground floor also boasts a generous lounge with double doors that open up to the rear garden, creating a seamless indoor-outdoor living experience.

Ascending to the first floor, you will find a bright landing area illuminated by a window above the stairs, recently fitted with new carpets. The master bedroom is spacious, featuring a large window and a built-in wardrobe for ample storage. Bedrooms two, three, and four are all of a similar comfortable size, making this home ideal for families. The three-piece family bathroom is modern, with stylish tiling and a window for natural light. Additionally, the property includes a loft with ladder access, providing extra storage space.

The exterior of the home is equally impressive. The large gravelled driveway at the front can accommodate up to two cars, and there is a welcoming front garden area. The rear garden is a perfect retreat with a well-maintained lawn, space for outdoor seating, and a shed with double doors for additional storage.

In summary, this beautiful four-bedroom home in Heath Charnock offers a perfect blend of modern living and convenience in a peaceful setting.











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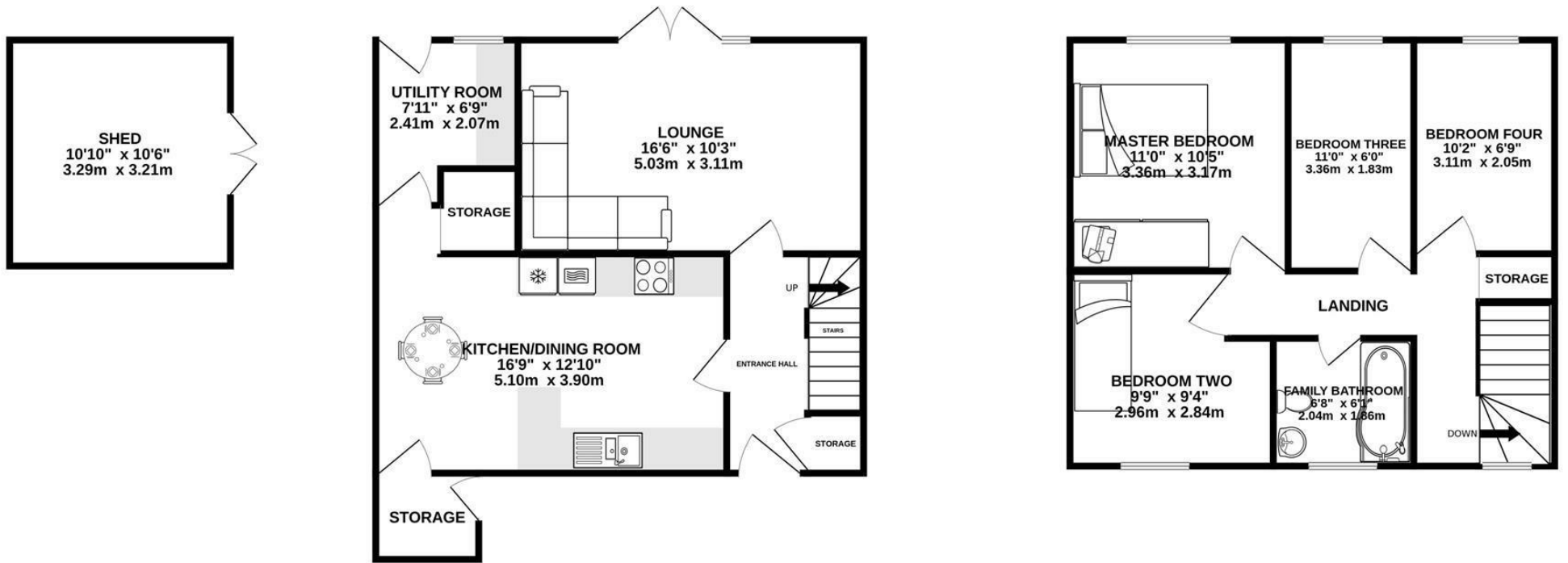


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GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.

1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 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			
(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		