



Bolton Road, Abbey Village, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to market this quaint two bedroom property nestled in the beautiful area of Abbey Village. Located in one of the most scenic locations of Lancashire, this home offers plenty of walking opportunities and peaceful living. The house is conveniently located close to schools and recreation amenities, with a local village shop and café, as well as a pub within walking distance. There are a number of popular pubs and restaurants in the neighboring villages as well as a chemist and doctor's Heath Centre within one mile. Additionally, occupants will find it easy to travel to major northwest cities with access to the M65, M62 and M6.

Upon entering the home, you are greeted by an inviting entrance porch offering direct access to the main lounge. This ample sized lounge boasts a generous front facing window, allowing ample natural light to flood the room, complemented by a charming living flame fireplace offering a cosy and homely environment. Moving through you will find the kitchen, also featuring its own wood burning stove. The kitchen also features a sink, induction hob and oven, as well as a new integrated fridge freezer. There is also available space for freestanding appliances such as a dishwasher or washing machine. It is from here you can find access to the stairs or continue further into the house where you will find the three piece family bathroom and a small utility room. The bathroom hosts a large corner bath, sink and toilet.

Ascending to the first floor, you will discover two decently sized bedrooms. Bedroom two boasts integrated storage and views of the hills behind, whilst the master bedroom is a considerable size and can easily accommodate a set of large wardrobes.

Externally, the property features ample on-road parking. To the rear, there is an low-maintenance yard with views of the amazing surroundings.

This delightful property has a lot of potential with its scenic location and already implemented improvements to the bottom floor, giving the new occupants a great starting point to make their ideal home.







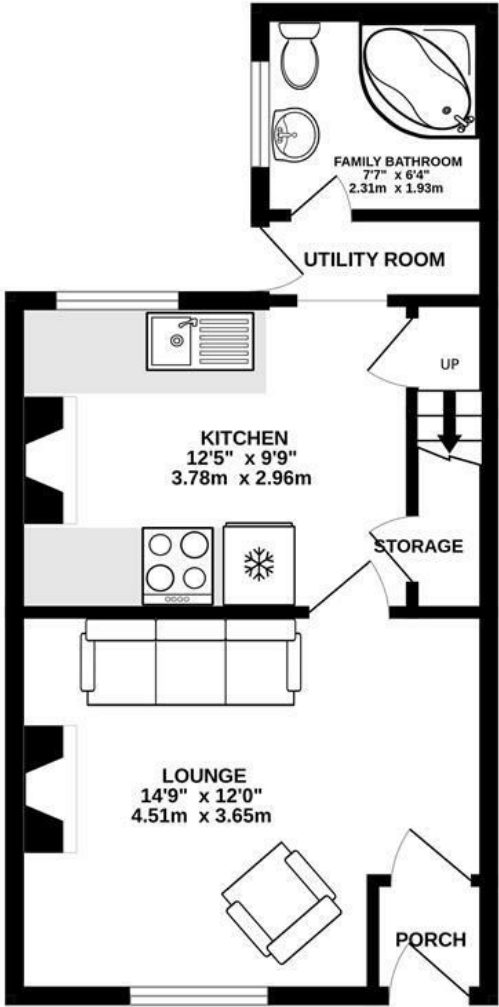




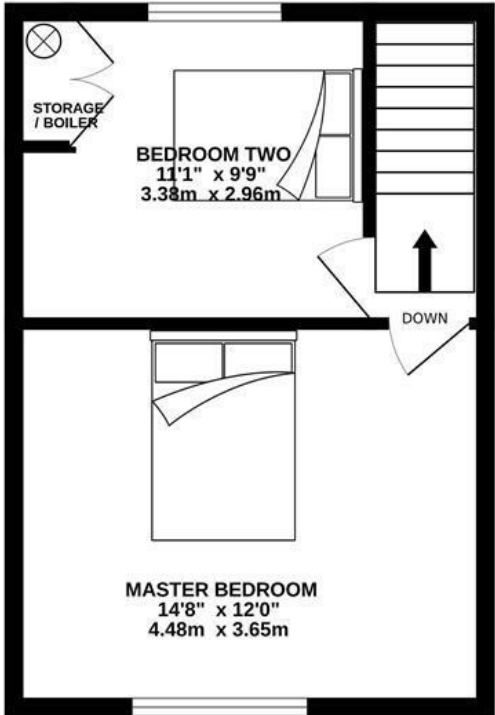


BEN ROSE

GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.




1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 