



Cherry Grove, Abbey Village, Chorley

Offers Over £219,995

Ben Rose Estate Agents are delighted to bring to market this charming two-bedroom semi-detached bungalow in the idyllic village of Abbey Village, Lancashire. Positioned on a corner plot, the property offers generous indoor and outdoor spaces, making it an excellent opportunity for a family home, though it would benefit from modernisation. Set in a peaceful rural area, the location provides easy access to nearby towns like Chorley and Blackburn, with excellent travel connections via the M65 motorway and local bus routes. Surrounded by breathtaking countryside, it is an ideal setting for nature lovers, with attractions such as Roddlesworth Reservoir and the West Pennine Moors nearby.

Upon entering, the entrance hall provides access to all areas of the home. At the front of the property is a spacious lounge, featuring a front-facing window and a cozy fireplace, with sliding doors leading into a versatile conservatory. This additional space could serve as a dining room or a second sitting area.

Continuing through the hallway, there are two double bedrooms—one at the front and one at the rear of the property. A well-sized family bathroom offers a three-piece suite, including a walk-in shower.

The kitchen and breakfast room provide ample wall and base units, an integrated hob and oven, and space for freestanding appliances. There is also a convenient storage cupboard and access to a rear vestibule, perfect for outdoor belongings and leading to the rear garden.

The garden wraps around the property and offers off-road parking at the rear alongside a single detached garage. At the front, gated access opens to a generously sized yard. The bungalow is situated in a highly sought-after area, located within a quiet cul-de-sac.



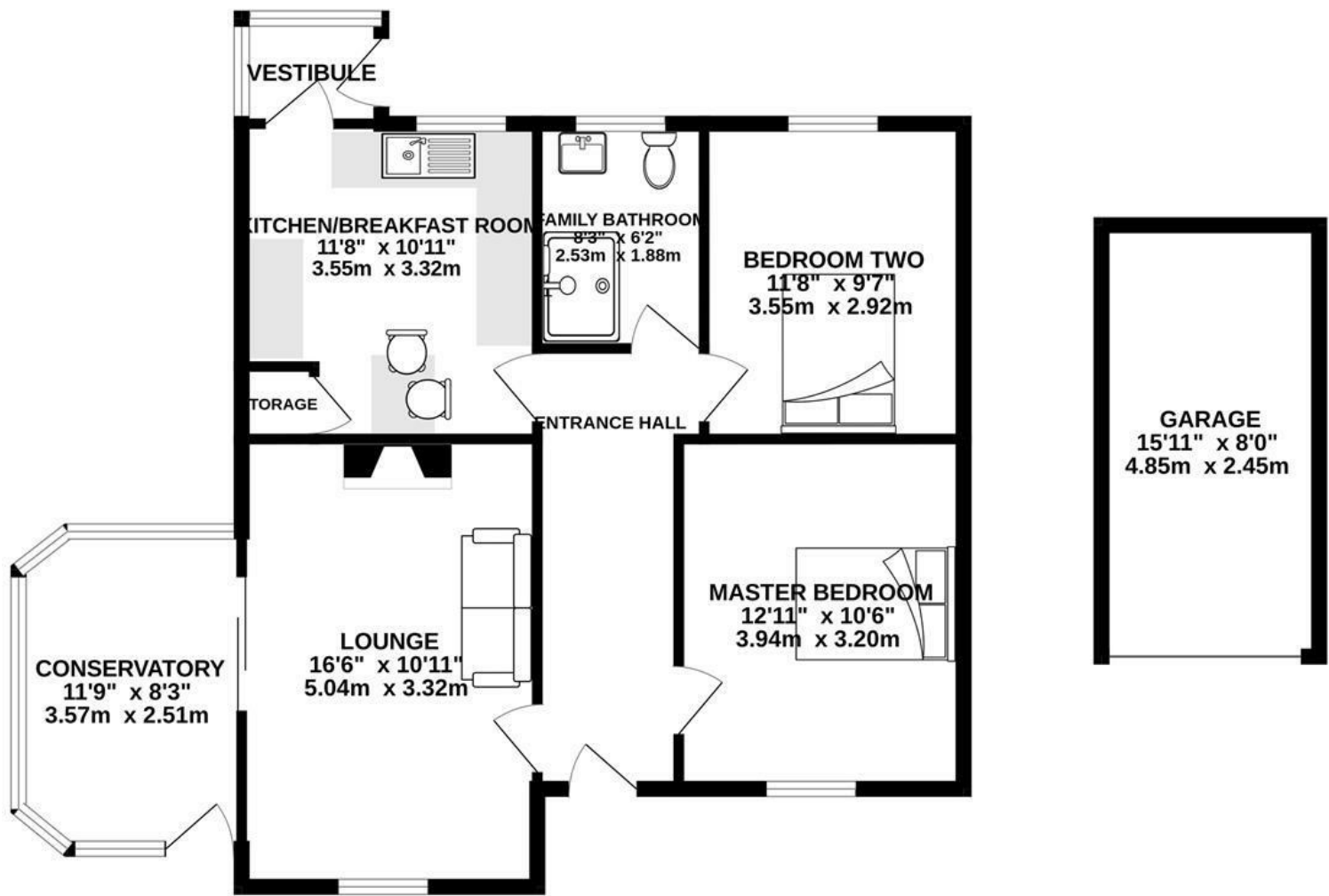








GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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		75
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 

