



Bury Lane, Withnell, Chorley

Offers Over £229,995

Ben Rose Estate Agents are delighted to present this extended two-bedroom end-terraced property, nestled in the charming village of Withnell, Lancashire. Set back from the road in a peaceful and private location, the home is surrounded by mature greenery, creating a tranquil retreat. Conveniently positioned within easy reach of local amenities, it also benefits from excellent travel links, with both the M61 and M65 motorways nearby, ensuring swift connections to Preston, Blackburn, and beyond. Local rail links further enhance accessibility, making this an ideal home for families seeking a blend of countryside charm and connectivity.

Stepping into the property, a welcoming porch provides access to the main hallway, which leads to both the staircase and the inviting lounge. The lounge is beautifully finished, featuring a front-facing window that allows natural light to flood the space. It seamlessly connects to the sitting room in an open-plan layout, creating a versatile area that can also serve as a dining room if desired. A multi-fuel fire adds warmth and character, while a convenient under-stair storage area enhances practicality. Flowing effortlessly into the kitchen/diner, this open-plan arrangement ensures a sense of spaciousness and cohesion throughout the ground floor.

Moving through to the rear, the modern kitchen boasts ample wall and base units, catering to both storage and functionality. A combination of integrated and freestanding appliances offers convenience, while a stylish breakfast bar for two provides a casual dining option. A skylight above the breakfast bar and dual-aspect patio doors allow an abundance of natural light to brighten the space. The dining area accommodates a small table, with direct access to the rear yard, seamlessly blending indoor and outdoor living.

Upstairs, the property features two double bedrooms. The master bedroom spans the full width of the home, providing a spacious and comfortable retreat. The second bedroom benefits from a large walk-in wardrobe/storage cupboard, offering excellent additional storage. The four-piece family bathroom is well-appointed, comprising a bath and a corner shower, ensuring both relaxation and practicality.

Externally, the property enjoys a beautifully private rear yard, featuring decking and a raised patio area. Tall fencing enhances seclusion, while a gated access point leads to the lane behind. Ample space is available for outdoor seating, making this an ideal area for relaxation or entertaining. At the front, a raised garden with stair access from the road adds to the home's charming appeal. On-road parking is available, with an additional space conveniently located down the side street, completing the practical and inviting nature of this delightful home.

Other notable features include a fully boarded and carpeted loft with lighting and pull down ladder access.







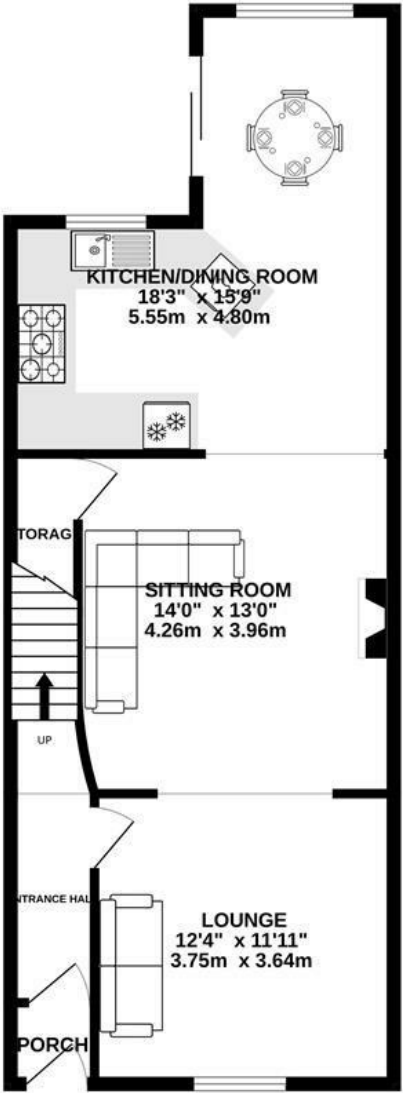






BEN ROSE

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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 ©2025



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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	
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		

