



Lawton Close, Higher Wheelton, Chorley

Offers Over £279,995

Ben Rose Estate Agents are pleased to present to market this two-bedroom detached bungalow, offered with NO ONWARD CHAIN and situated on an enviable plot in the highly sought-after village of Higher Wheelton. This is a rare opportunity for investors or those looking for a project, with the home requiring complete renovation and offering huge potential to create a stunning and bespoke residence. The property enjoys a semi-rural setting surrounded by picturesque countryside, yet remains well-connected. Higher Wheelton offers a friendly village atmosphere with popular pubs and scenic walks, while also being conveniently located close to Chorley and Blackburn. Excellent travel links are within easy reach, such as the M61 motorway for quick connections and access to Manchester, Preston, and beyond. Bus routes serve the local area, and Chorley train station is just a short drive away, providing direct rail services to key destinations.

As you enter the home, you're welcomed into a central entrance hall that provides access to all ground floor rooms. Immediately to the left are the two double bedrooms, both offering excellent scope for modernisation. Moving further in, you'll find the main bathroom complete with a traditional suite and a separate WC—ideal for those considering a future reconfiguration of the space. Moving through the home lies a spacious lounge, enjoying views over the garden and offering the perfect footprint to transform into a bright and inviting family area. The adjacent kitchen provides a functional space with ample potential to redesign into a modern open-plan kitchen/diner, depending on your needs.

The property is currently laid out across a single floor, making it ideal for those seeking bungalow living. However, given the plot size and position, there is excellent potential to extend the home—either outwards or upwards—subject to the appropriate planning permissions. The internal layout offers a blank canvas for buyers to create their dream home.

Externally, the home benefits from a gated driveway to the front, offering off-road parking for one vehicle and leading up to an integrated single garage. The front garden is mainly laid to lawn and could be easily reimagined to create additional parking if required. What truly sets this home apart is its substantial wrap-around plot, which offers exceptional scope to extend the property or develop the outdoor space further. Whether you envision a large rear extension, a landscaped garden, or even a complete reconfiguration of the exterior layout, this property provides the foundation for something truly special.

This is a fantastic opportunity to acquire a home in a prestigious location with boundless potential.





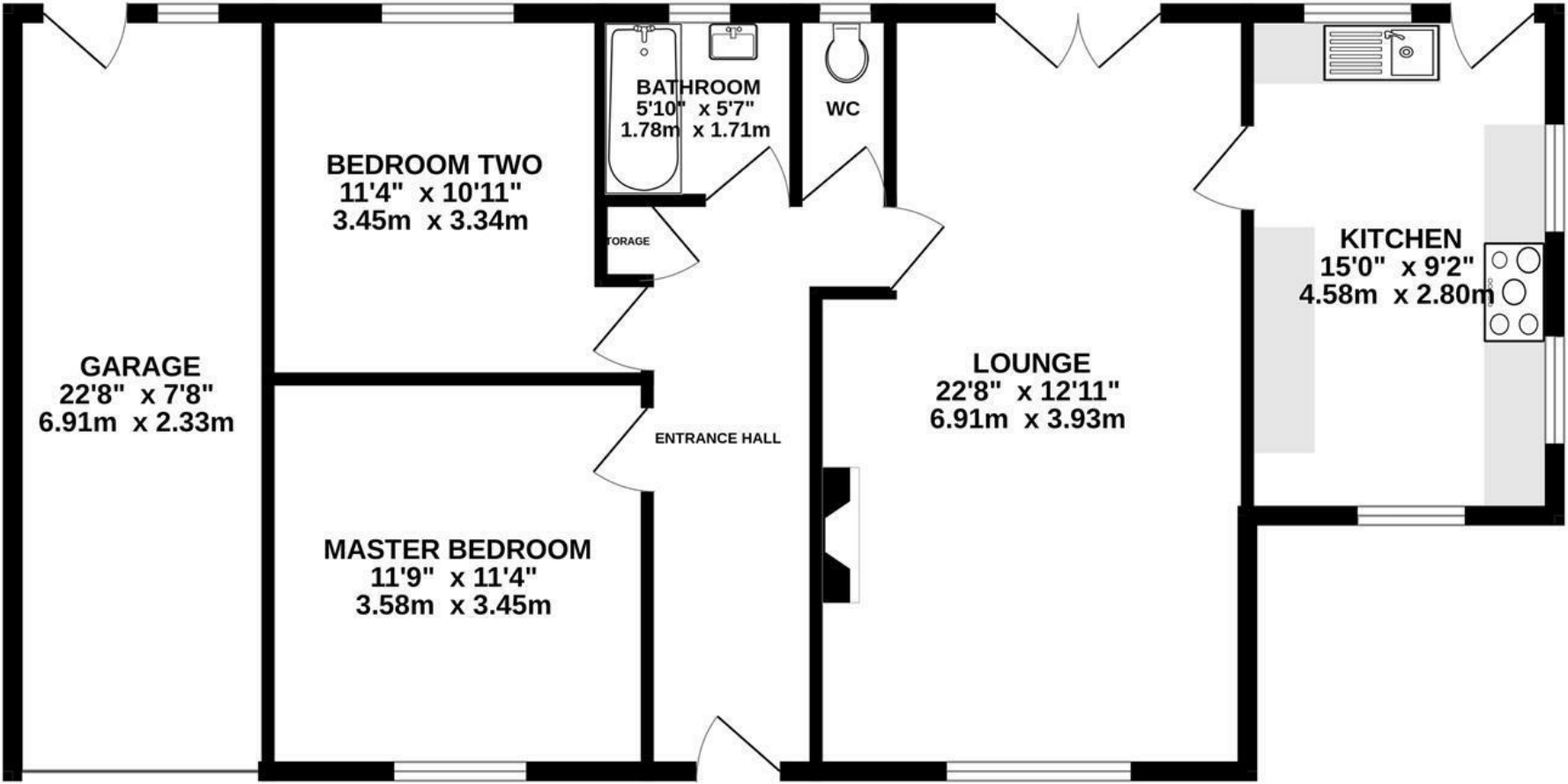








GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 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.

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		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

