



Blackburn Road, Wheelton, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom stone terraced cottage, located in the heart of the peaceful and picturesque village of Wheelton. This characterful home is set within a tranquil neighbourhood, surrounded by scenic countryside and an abundance of walking routes—perfect for nature lovers. Despite its peaceful setting, the property is ideally positioned for commuters, offering excellent travel links via local bus routes and easy access to the M6, M61, and M65 motorways. Local amenities, nurseries, and highly regarded schools are also within convenient reach.

As you step inside, you're welcomed by a cosy porch that leads into the entrance hallway, which provides access to all the ground floor rooms. At the front of the home, the lounge is a bright and inviting space, boasting a traditional fireplace and a large front-facing window that fills the room with natural light. Moving through to the spacious dining room, you'll find a beautiful wood-burning stove, a built-in storage cupboard, and handy access to an under-stairs cupboard—ideal for additional storage. Flowing seamlessly from here is the kitchen, which has been extended to provide ample workspace with fitted countertops, integrated appliances including a hob and oven, and space for freestanding appliances. The kitchen also offers direct access to the rear garden, making it a practical and sociable space for both everyday living and entertaining.

Upstairs, the property continues to impress with two generously sized bedrooms. The master bedroom is a spacious double room, featuring built-in wardrobes and a large window that lets in plenty of light. The second bedroom overlooks the rear garden and would make a lovely guest room or home office. Completing the first floor is a modern three-piece family bathroom.

Externally, while there is on-road parking available to the front, the standout feature is the beautifully maintained rear garden. This outdoor space has been thoughtfully designed with a paved patio and decking area—perfect for alfresco dining—as well as an artificial grass lawn with raised planters for easy maintenance and a touch of greenery. Ideal for relaxing or entertaining, the garden offers a private haven to enjoy all year round.

In summary, this delightful cottage blends character, comfort, and a fantastic location, making it a perfect choice for first-time buyers, couples, or downsizers alike.











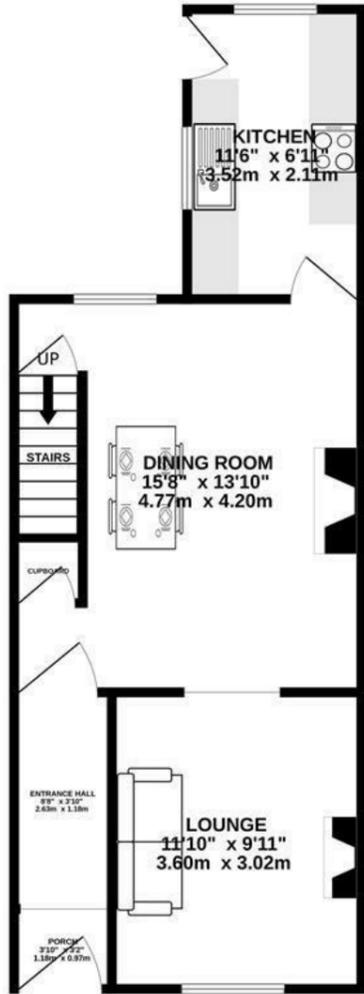
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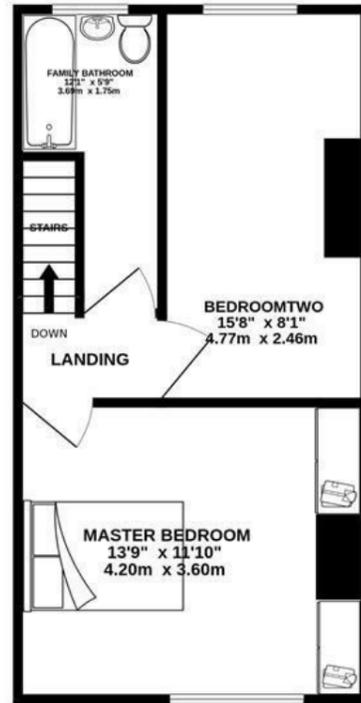
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GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.

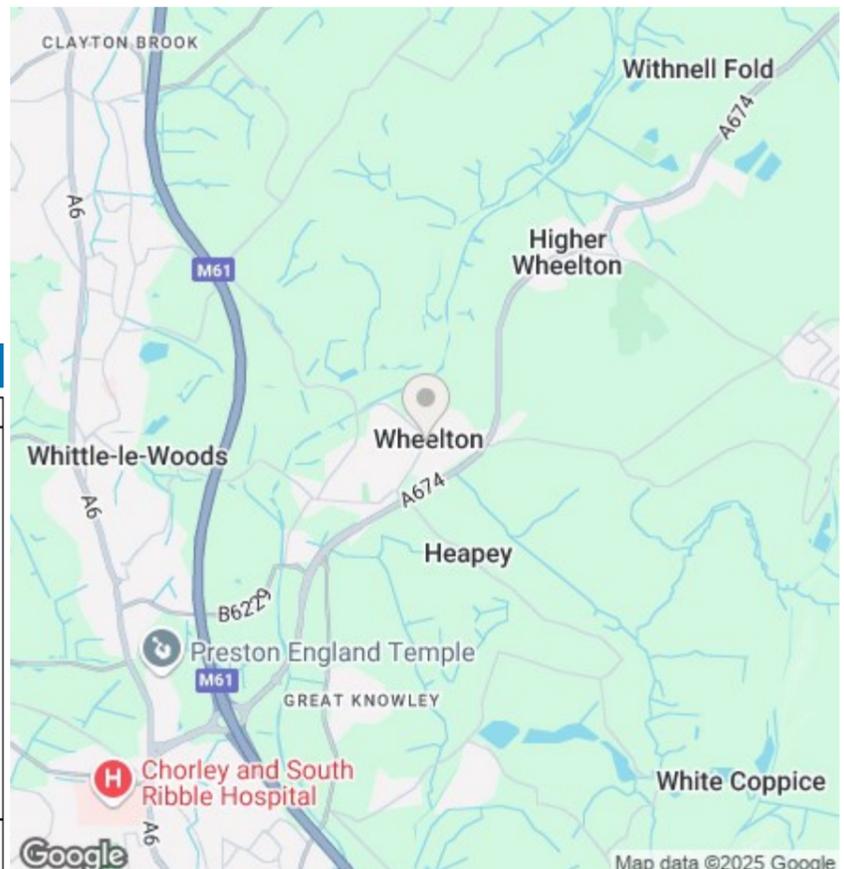


TOTAL FLOOR AREA: 813 sq.ft. (75.5 sq.m.) approx.

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		86
(81-91) B		
(69-80) C	71	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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	