



Rawlinson Lane, Heath Charnock, Chorley

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached home, located in the highly sought-after village of Heath Charnock. Ideal for families, the property offers generous living space throughout and is well-positioned to take advantage of the area's excellent amenities. Just a five-minute drive from Chorley town centre, the home is conveniently close to well-regarded schools, supermarkets, and a variety of local amenities. It also benefits from excellent transport links, including nearby bus routes and easy access to the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Upon entering the property through the welcoming porch, you are greeted into the entrance hallway, with a staircase leading to the upper level. To the left, you'll find a spacious lounge featuring a large bay window overlooking the front aspect. Continuing through, you'll enter the open-plan kitchen and dining area. The contemporary kitchen is fitted with an integrated oven and hob, along with space for freestanding appliances. The dining area comfortably accommodates a large family table and benefits from double patio doors that open out to the rear garden. From this space, you also have access to a convenient WC, understairs storage, and internal entry to the attached garage.

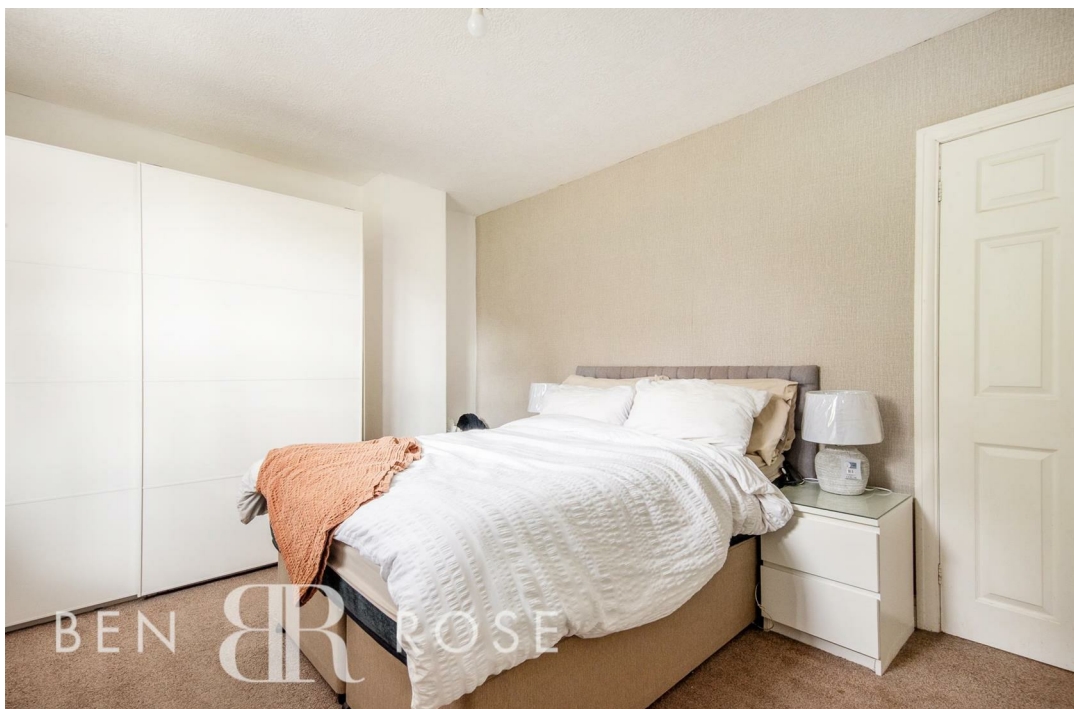
The garage spans the full length of the property, providing ample storage and utility space. It features four access points: two from inside the house, one from the rear garden, and an electric up-and-over door at the front.

Upstairs, you'll find three well-proportioned double bedrooms, with the master bedroom boasting an integrated storage room. A modern three-piece family bathroom with an over-the-bath shower completes the upper level.

Externally, the front of the property enjoys lovely views of the green and offers a private driveway with space for multiple vehicles. The rear garden is particularly impressive, featuring a large lawn, a flagged patio area, and a cabin-style storage shed offering additional outdoor storage.














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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	<div>60</div>	<div>82</div>
(81-91) B		
(69-80) C		
(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 (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 