



## Wood Lane, Heskin, Chorley

**Offers Over £174,995**

Ben Rose Estate Agents are pleased to present to the market this two-bedroom mid terrace home in the delightful town of Heskin, Ideal for first-time buyers looking to establish a home in the scenic countryside set within a charming community. With some modernisation, this property offers a large amount of potential to become a dream home. Its convenient location provides seamless access to the motorway network and Chorley Town Centre, perfect for commuting professionals. Additionally, the area is rich in amenities, including reputable schools, local shops, and picturesque countryside nearby, catering to a range of lifestyle needs.

Welcomed into the home, the bright and airy lounge boasts a front-facing window that fills the space with natural light. A cosy fireplace adds character, creating a welcoming atmosphere. From here, The dining room is generously sized and offers a bay window that not only enhances the room's aesthetics but also invites sunlight to fill the space. Another log-burning fire compliments the ambiance, creating a perfect setting for gatherings and family meals. You have convenient access to the stairs leading to the upper floor. Under the staircase, you'll find additional storage space, catering to your organisational needs. Continuing through, the dining room provides access to the kitchen, a space that combines functionality with practicality. Ample worktops offer room for culinary endeavors, and there's plenty of space for freestanding appliances. The kitchen also grants easy access to the rear garden, allowing for seamless indoor-outdoor living.

Outside, this property continues to impress. The good-sized garden captures plenty of sunlight throughout the day. whilst on-road parking is available to the front of the property, ensuring convenience for residents and visitors.

In summary, this charming two-bedroom home presents an opportunity that combines comfort, practicality, and a sought-after location. With its inviting living spaces, convenient amenities, and easy access to transport links, this property is a perfect fit for first-time buyers and those seeking a cosy, countryside home. Don't miss the chance to make this delightful property your own.



















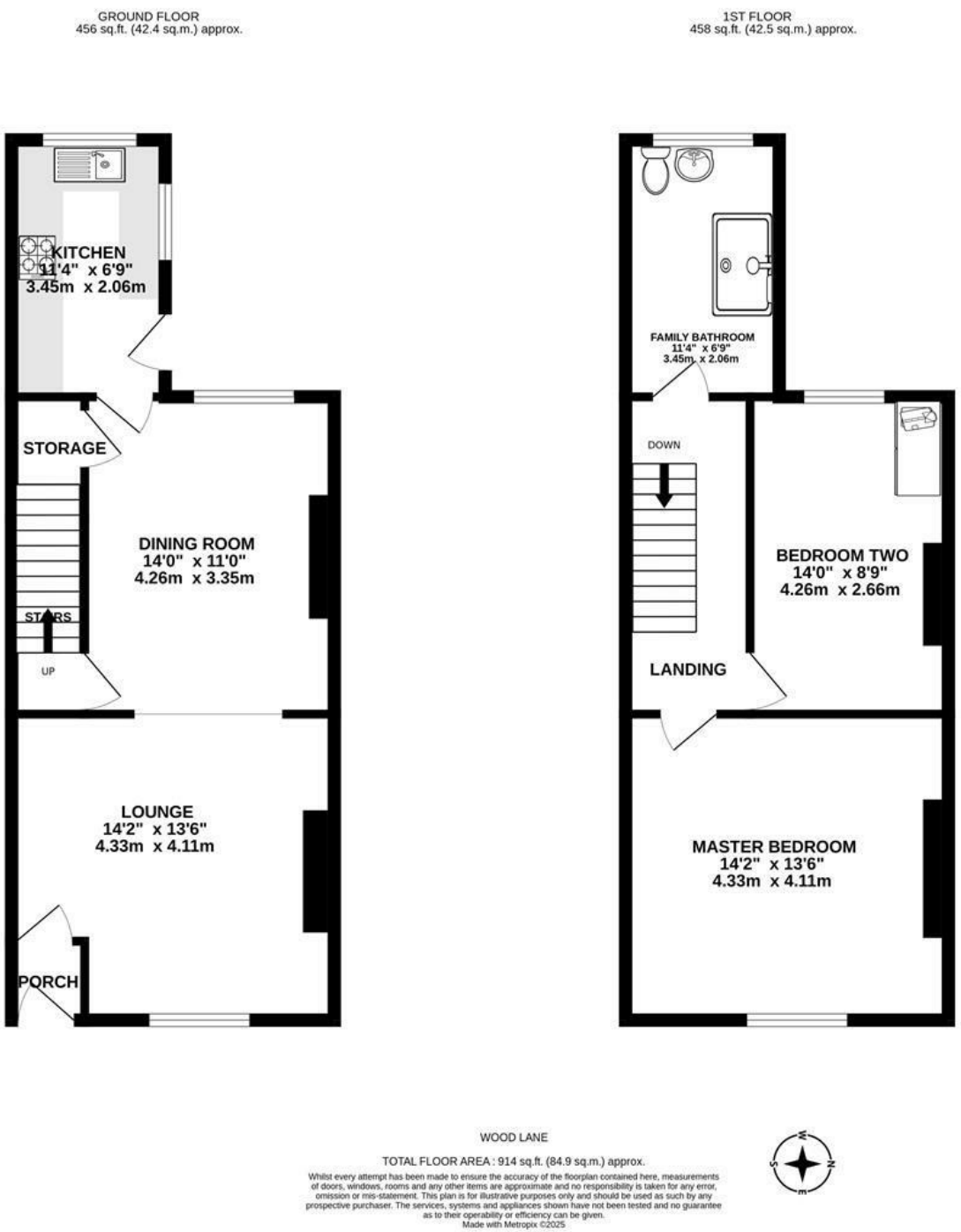








# BEN ROSE



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		
(81-91) 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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