



Blackburn Road, Wheelton, Chorley

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this beautifully maintained two-bedroom terrace cottage, set on a picturesque no-through road in the desirable village of Wheelton. Offering a perfect blend of character and modern comfort, this cosy home is ideally suited to couples or first-time buyers looking for a property ready to move straight into. Wheelton itself is a highly sought-after location, surrounded by scenic countryside while still providing convenient access to local shops, pubs, and everyday amenities. Excellent travel connections are close by, with Chorley train station just a short drive away, regular bus services through the village, and easy access to the M61 and M65 motorways, ensuring straightforward links to Preston, Manchester and beyond.

Stepping through the front door, you are welcomed into the lounge – a bright yet cosy space with a feature log fire, perfect for creating a warm and inviting atmosphere. This room has been tastefully decorated with a neutral décor, giving it a homely and versatile feel. From here, you move into the good-sized modern kitchen, fitted with ample storage and worktop space alongside an integrated oven and hob. The kitchen also benefits from useful downstairs storage, ensuring practicality alongside style.

To the first floor, the property offers two double bedrooms. The master bedroom enjoys generous proportions and a calming aesthetic and benefits from built in storage for convenience. While the second bedroom, currently used as a home office, provides versatility for modern living. Completing the floor is a beautifully appointed family bathroom, recently renovated, featuring modern fittings, beautiful tiled flooring and a stunning freestanding bath – adding a touch of luxury to the home.

Externally, the property has plenty of on-street parking available to the front both for homeowners and visitors. To the rear, there is a small, low-maintenance yard with an artificial lawn, offering a private outdoor space for relaxing.

In summary, this delightful cottage combines character, charm, and modern touches throughout. With its excellent village setting, ready-to-move-in condition, and convenient links to both countryside and nearby towns, this is an ideal home for those seeking a welcoming retreat in a sought-after location. Early viewing is strongly recommended.

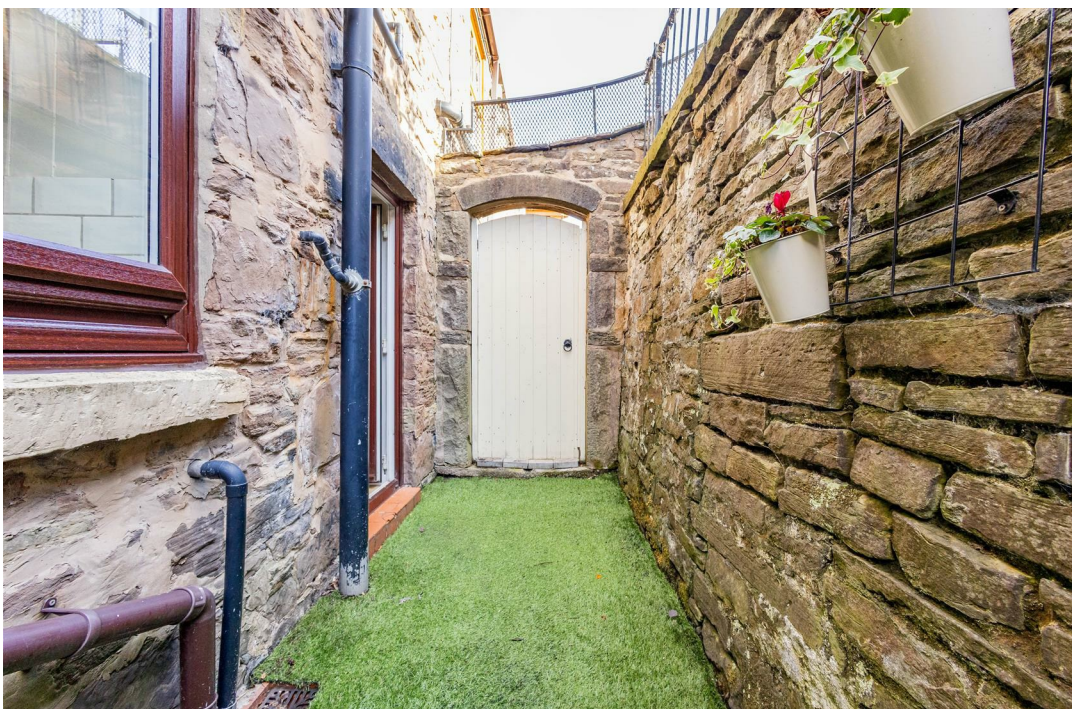






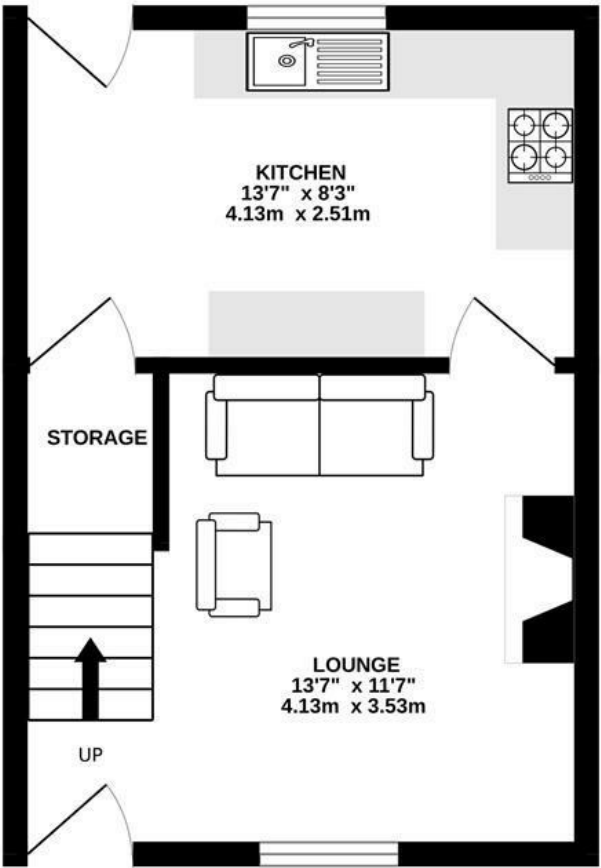




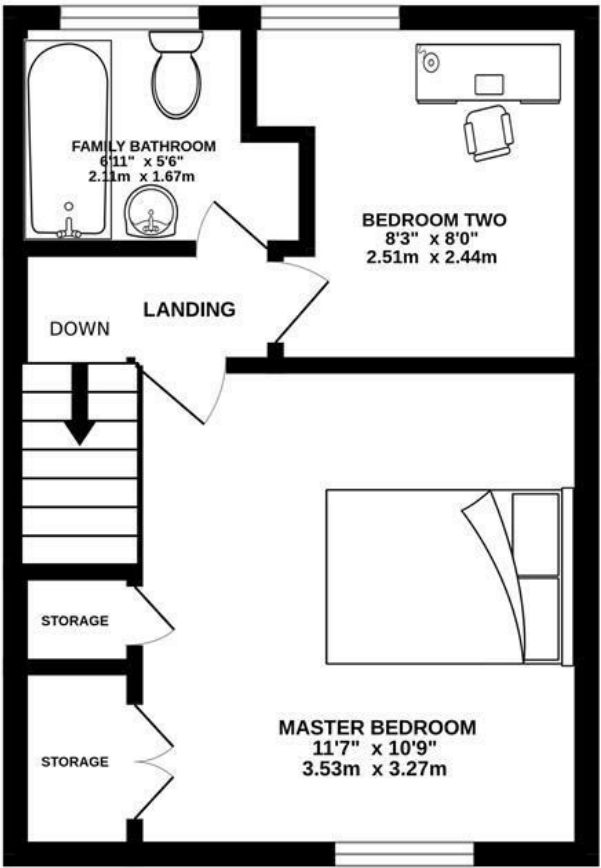


BEN ROSE

GROUND FLOOR
262 sq.ft. (24.4 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.3 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	79
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	

