



Bury Lane, Withnell, Chorley

Offers Over £225,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom end-terrace home, which has been recently decorated, located in the highly sought-after village of Withnell, Lancashire. This charming property offers an ideal blend of modern style and character, perfectly suited to families and couples seeking a countryside setting while remaining within easy reach of local amenities. The home is positioned close to Darwen and Blackburn, both offering a range of shops, bars, restaurants, pubs, and reputable schools. For those who enjoy the outdoors, there are scenic countryside walks right on the doorstep, while excellent transport links, including the M65 and M61 motorways, provide convenient access to surrounding towns and cities.

Stepping inside, you are greeted by a spacious and welcoming dining room at the front of the property, ideal for both everyday family meals and entertaining guests. Moving towards the rear, you'll find a stunning open-plan lounge and kitchen extension, beautifully designed to create a bright and airy living space. The modern fitted Wren kitchen features high-quality NEFF integrated appliances, including an oven, microwave, fridge/freezer, and dishwasher, as well as ample storage and worktop space. The lounge area is centred around a large multi fuel log burner, adding a cosy focal point to the room, while large rear windows fill the space with natural light and provide a lovely outlook over the garden. The property also benefits from a new eco tech vaillant boiler fitted January 2025 located under the stairs cupboard.

To the first floor, the home offers three well-proportioned bedrooms. The master and second bedrooms are generous doubles, while the third bedroom serves as a perfect single room or home office. Completing the floor is a luxurious four-piece family bathroom, beautifully finished with a large walk-in rainfall head shower, twelve jet jacuzzi bath, and contemporary fittings throughout.

Externally, the property benefits from an Indian sandstone paved driveway providing parking for one car and decorative planted borders that enhance its kerb appeal. To the rear, the low-maintenance garden features a paved patio area, artificial lawn, and storage shed, offering a peaceful and private outdoor space for relaxation or entertaining.

This stunning home seamlessly combines character, comfort, and practicality – a perfect choice for those seeking a stylish property in a desirable village location. Early viewing is highly recommended.







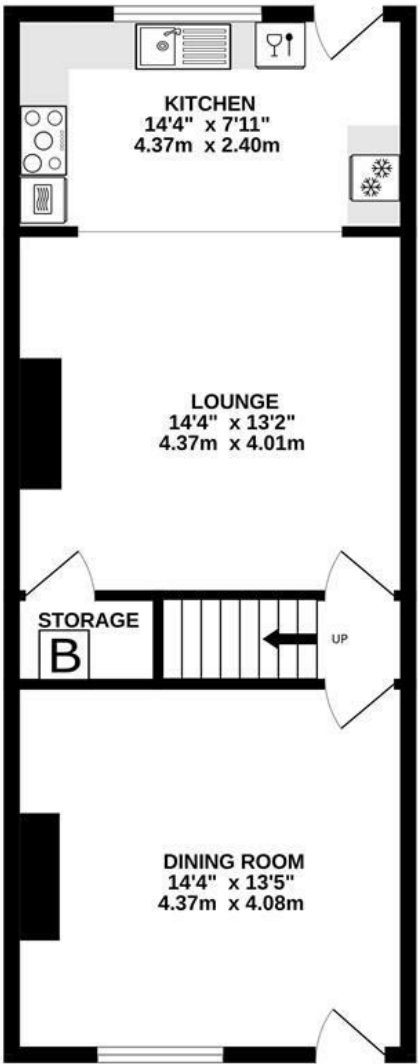




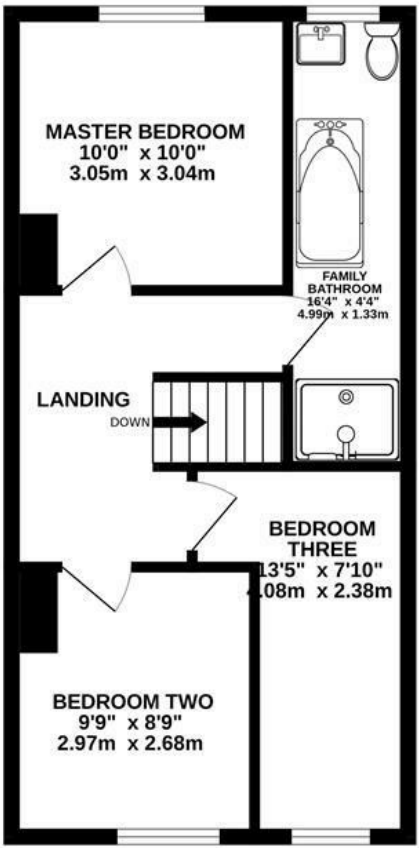


BEN ROSE

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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		
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	

