



Blackburn Road, Higher Wheelton, Chorley

£1,095

Ben Rose Estate Agents are pleased to present to the lettings market this newly renovated terraced home, decorated to a high standard and ready to be tenanted. Nestled in the idyllic village of Higher Wheelton, this property boasts modern elegance and comfort. Surrounded by ample amenities and conveniently located just a ten-minute drive from Chorley town centre and fifteen minutes from Blackburn, residents enjoy the perfect balance of tranquillity and accessibility. Excellent travel links via the nearby M65 and M61 motorways ensure seamless connectivity to further towns and cities.

Stepping into the welcoming entrance hall, to the left you're greeted by the inviting ambiance of the lounge, featuring a cozy log burner, creating a lovely relaxing space. Continuing through, the dining room offers a charming space for entertaining, complete with a wine rack and another log burner, adding warmth and character to the home. The kitchen/breakfast room boasts integrated appliances and provides a delightful setting for culinary endeavour's and casual dining along with providing access to the rear yard. Parking available to the front for 1 car.

Ascending to the first floor, you'll find two well-appointed double bedrooms, both with fitted wardrobes and ample storage space. The master bedroom features additional storage, while bedroom two benefits from an airing cupboard. A four-piece family bathroom, complete with a drop-down bath, completes the first-floor and offers a tranquil retreat for residents.

Externally, the property features a spacious rear yard with a seating area, perfect for outdoor dining or relaxing in the sunshine. The front driveway provides ample space for parking, ensuring convenient parking.

With its impeccable renovation, convenient location, and modern amenities, this charming home in Higher Wheelton offers an exceptional opportunity for discerning buyers seeking comfort, convenience, and value for money.













BEN ROSE



TOTAL FLOOR AREA: 969 sq.ft. (90.1 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.

Made with Metropix ©2024



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		
	67	84
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	

