



**Bolton Road, Abbey Village, Chorley**

**Offers Over £179,995**

Ben Rose Estate Agents are pleased to present to market this charming mid terrace cottage, brimming with character and warmth, ideally positioned in the heart of the ever-popular Abbey Village, Lancashire. This delightful home blends traditional cottage features with modern living, making it perfectly suited to couples or small families. Abbey Village is a sought-after location, well regarded for its strong community feel, local shops, school and welcoming pubs, all within easy walking distance. The surrounding countryside offers scenic walks on your doorstep, while excellent travel links are provided via the nearby M65 and M61 motorways, giving convenient access to Bolton, Blackburn and beyond.

Stepping inside, the property opens through a welcoming vestibule which leads into a spacious lounge, full of charm and centred around a feature wood-burning stove, creating a cosy and inviting atmosphere. To the rear, the modern kitchen and dining room is well appointed and ideal for everyday living or entertaining, boasting a Rangemaster gas range cooker and ample space for dining. From here, a practical utility room provides additional storage and appliance space, with a door giving direct access to the rear yard. Completing the ground floor is a well-presented three-piece family bathroom, conveniently located at the rear of the home.

Ascending to the first floor, you will find a generous master bedroom, offering comfortable double proportions and a calm, restful feel. Bedroom two is also a well-sized double, ideal as a guest room, children's bedroom or home office, completing the internal accommodation.

Externally, the property benefits from on-street parking to the front. To the rear is a truly impressive enclosed yard, featuring a large wooden decking area with a covered seating space, complete with wood burner and atmospheric string lighting. A wooden summer house adds further versatility, making this a standout cottage home that effortlessly combines character, comfort and lifestyle appeal.





















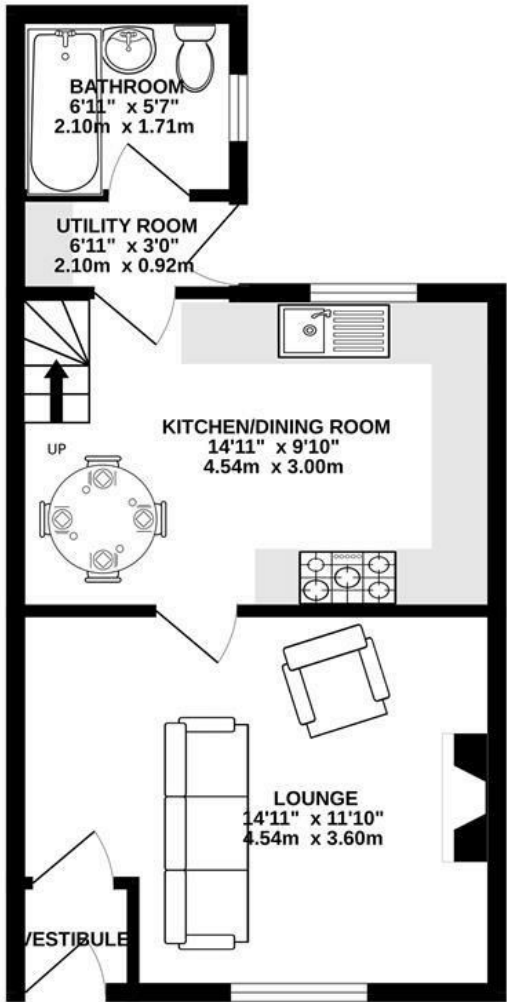




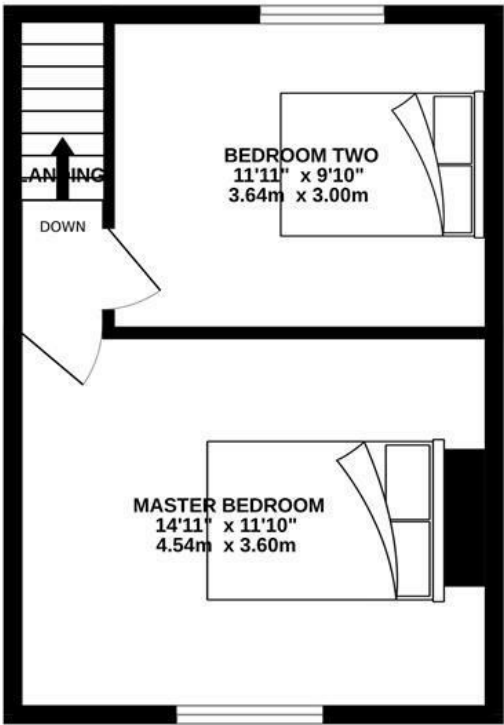


# BEN ROSE

GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

