



Blackburn Road, Heapey, Chorley

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this beautifully renovated two-bedroom mid-terrace home, situated in the highly sought-after village of Heapey, Chorley. Presented to an exceptional standard throughout, the property has undergone extensive improvements in recent years, including a stunning new kitchen with stylish bronze accents, new wooden shutters fitted to all windows, updated light fittings, replacement internal doors, new carpets and flooring to the first floor, as well as a thoughtfully redesigned rear garden. Combining character with contemporary finishes, this home is ideal for families or those seeking a property ready to move straight into. Heapey is a desirable semi-rural location offering a peaceful setting whilst remaining conveniently close to local shops, schools, supermarkets and leisure facilities. Excellent transport links are available via nearby Chorley town centre and Chorley Railway Station, providing direct services to Manchester, Preston and beyond. The M61 motorway is also just a short drive away, making commuting across the region simple, whilst local beauty spots such as the West Pennine Moors, Healey Nab and Anglezarke Reservoir offer fantastic opportunities for outdoor recreation.

Stepping into the home, you are welcomed by a vestibule and entrance hall which immediately showcase the high standard of presentation found throughout. From here, access is provided to an impressive storage space before entering the generously sized lounge. This inviting room is filled with character and warmth, centred around a newly installed wall-mounted gas fireplace that serves as an attractive focal point. Sliding doors create an open-plan feel between the lounge and dining room, allowing natural light to flow through both spaces whilst offering flexibility for family living and entertaining. The dining room continues the stylish décor and provides access to the staircase leading to the first floor. Beyond this lies the recently renovated kitchen, beautifully designed with contemporary units, bronze fixtures and fittings, multiple integrated appliances and ample worktop space. Dual windows flood the room with natural light, creating a bright and enjoyable space for everyday cooking and dining.

To the first floor, the landing leads to two spacious double bedrooms, both benefitting from fitted wardrobes that provide excellent built-in storage. The principal bedroom is particularly impressive in size, offering ample space for additional furniture and creating a comfortable retreat at the end of the day. Completing the accommodation is the modern three-piece family bathroom, finished to a tasteful standard and perfectly suited to the needs of a growing household.

Externally, the property enjoys an attractive rear garden that has been carefully redesigned to make the most of the available space. A combination of paved and pebbled areas provides excellent flexibility for outdoor seating, dining and entertaining, whilst the bordering stone wall adds character and definition to the garden. Beyond the rear boundary, the home enjoys delightful open views across neighbouring fields, centred around a striking lone tree that creates a picturesque backdrop throughout the seasons. Offering stylish accommodation, high-quality renovations and a sought-after village location with countryside views, this wonderful home presents an excellent opportunity for buyers seeking a property that effortlessly blends modern living with rural charm.







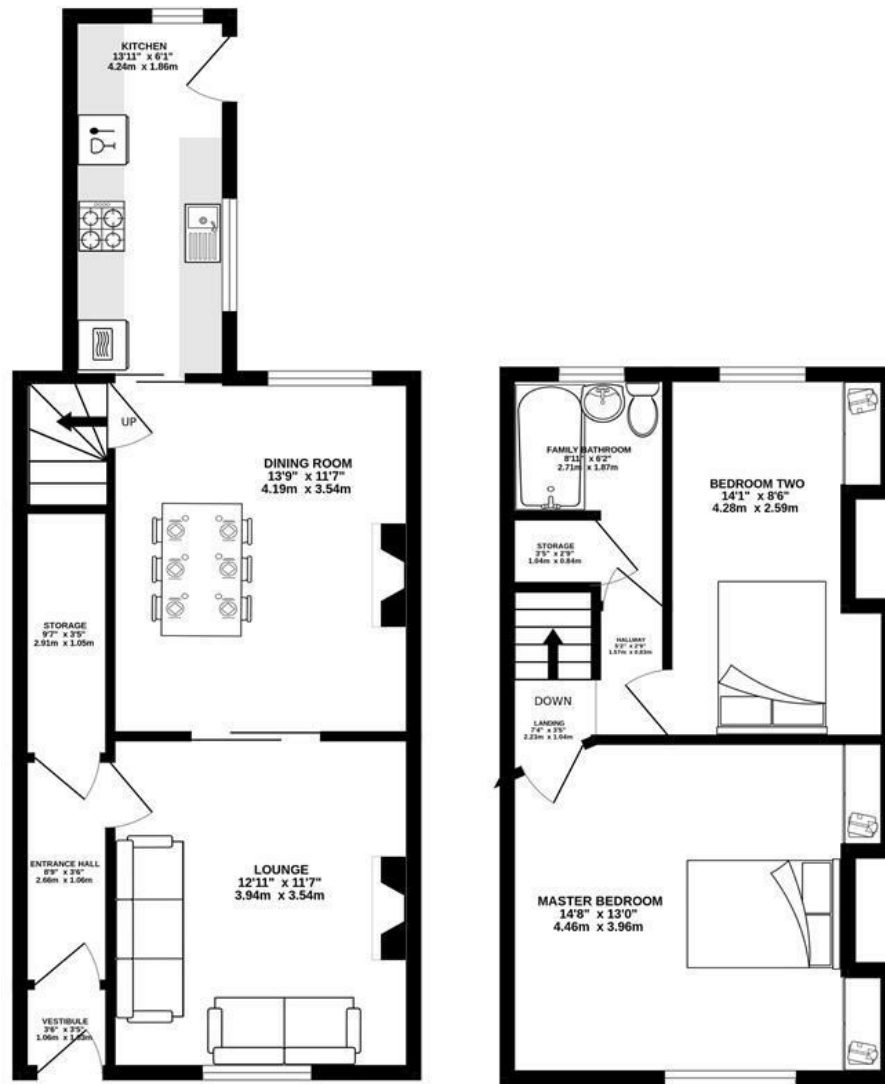






GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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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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 (CO₂) 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	

