



Bolton Road, Abbey Village, Chorley

Offers Over £169,995

Ben Rose Estate Agents are delighted to bring to market this charming two-bedroom mid-terrace home, ideally situated in the picturesque village of Abbey Village, Lancashire. Nestled in one of the county's most scenic settings, this delightful property is perfect for first-time buyers and comes to market with the added benefit of no onward chain. The home boasts beautiful countryside views to the rear and is surrounded by peaceful walking trails and natural landscapes, offering a serene lifestyle within a well-connected location.

With easy access to the nearby towns of Chorley and Blackburn, and just a short drive to the M6, M65, and M61 motorways, commuting to Preston, Manchester, and surrounding areas is straightforward. The village also offers essential local amenities including well-regarded schools, shops, and friendly pubs, making it an ideal spot for those seeking both community and comfort.

Stepping into the property, you're welcomed by a porch that leads into the main lounge. This cosy and inviting space features a front-facing window that allows for plenty of natural light, as well as a multi-fuel fire that adds character and warmth. From here, you move through to a generous kitchen/diner, which offers an abundance of wall and base units, an open staircase, and ample space for freestanding appliances along with a family dining table — perfect for everyday living or entertaining guests.

Beyond the kitchen lies a hallway providing access to a handy storage cupboard, the rear yard, and the modern family bathroom. The bathroom is finished to a contemporary standard and features an over-the-bath shower, completing the ground floor layout.

Upstairs, the home offers two spacious double bedrooms. Both are bright and well-proportioned, with the master comprising integrated storage and the second bedroom enjoying uninterrupted views over the open fields to the rear — a truly idyllic outlook to wake up to.

Externally, there is room for on-road parking at the front of the property. To the rear, the home offers a good-sized, low-maintenance yard with gated access — an ideal space for enjoying the outdoors or secure storage.

This is a wonderful opportunity to own a characterful home in a truly special location, perfect for those looking to take their first step onto the property ladder while enjoying the best of village life and excellent regional connectivity.





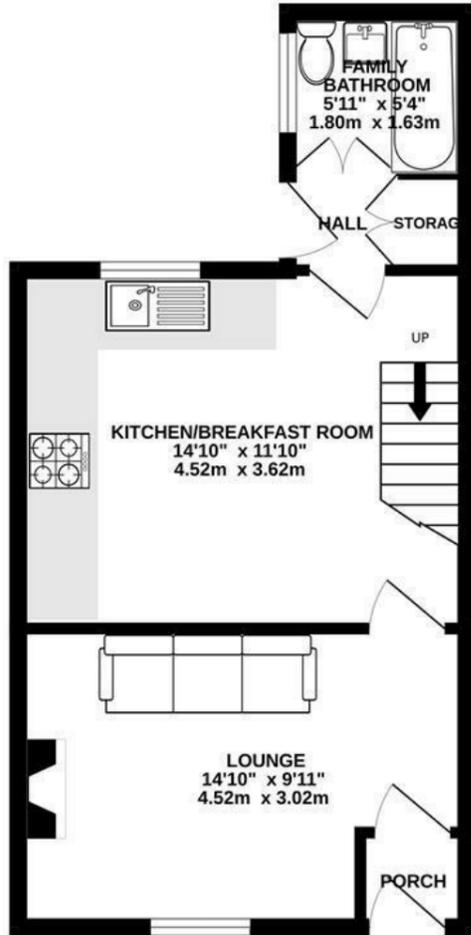




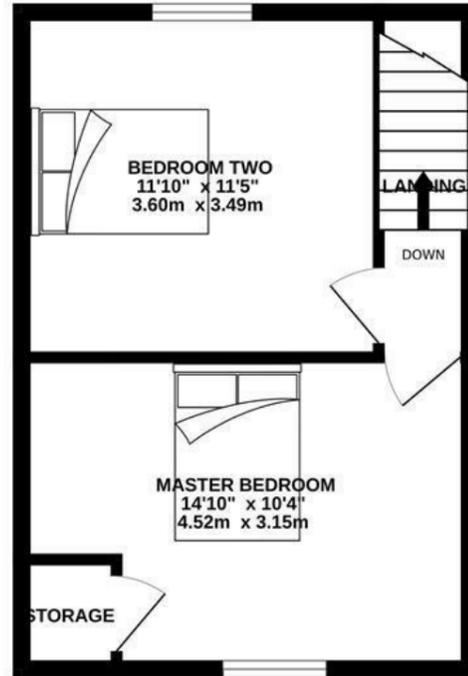




GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.

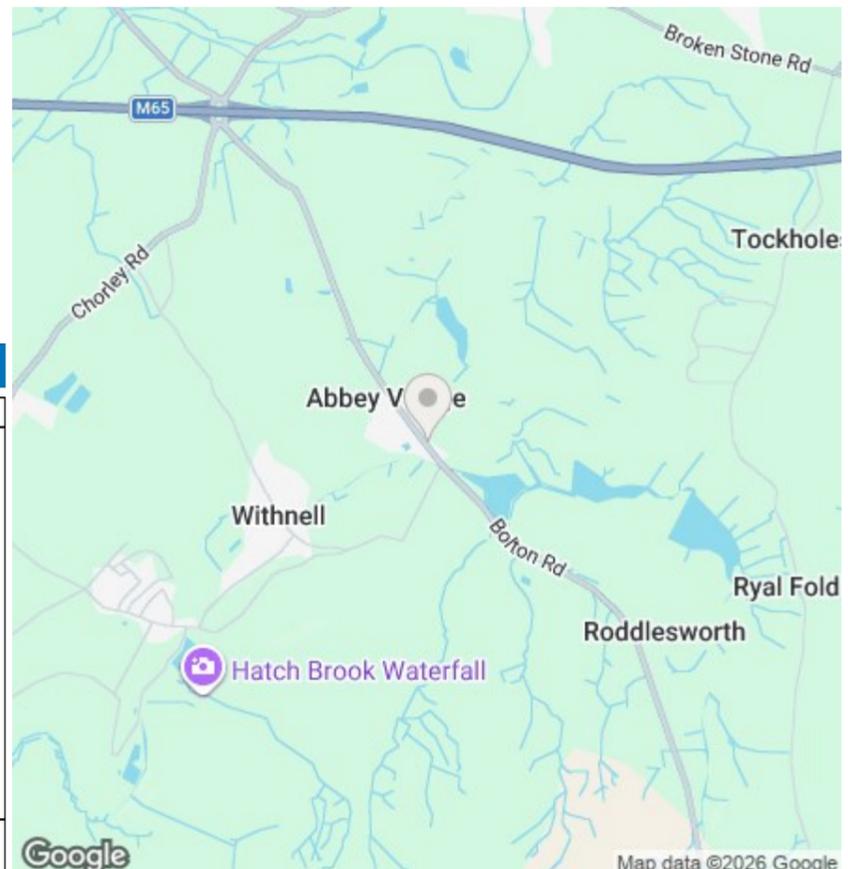


TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.

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		
	64	83
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	