



Chorley Road, Heath Charnock, Chorley

£1,400

Ben Rose Estate Agents are pleased to present to the rental market this generously sized, five bedroom detached property on the border of Heath Charnock and Adlington. This would be an ideal family home offering an excellent amount of space throughout. The property is situated only a five minute drive into the town of Chorley and its superb local schools, supermarkets and amenities. There are also fantastic travel links via local bus routes and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall that leads straight into the main reception hall. Here, you'll find the generously sized lounge located to the left-hand of the property and features a traditional stone fireplace with dual-aspect windows. The reception hall also gives access into the family dining room that has enough space for a large family dining table and the kitchen/diner. The diner has a considerable amount of space to be used as a seating area or for another dining table to be placed. The kitchen also features a breakfast bar, integral dishwasher and stove. There is also a convenient utility room just off the kitchen as well as side access into the garage. Towards the rear of the property is the study room and WC. All room located towards the rear benefit from spectacular, open-aspect views of the nearby countryside and garden.

Moving upstairs, you'll find five good sized bedrooms with the master benefitting from a modern three piece ensuite as well as a walk-in wardrobe. You'll also find the three piece family bathroom on this floor.

Externally, to the front of the property is landscaped front garden consisting of a lawn and tarmac driveway with space for two cars. This also leads up to the single garage. To the rear is a stunning garden plot offering an abundance of space throughout. You'll also find additional, private parking here for multiple cars.



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
66		80	
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
England & Wales		England & Wales	

