



**Blackburn Road, Higher Wheelton, Chorley, PR6 8HY**

**Offers over £375,000**

Sapphire Homes are delighted to offer For Sale this exceptional 4 Bedroom Detached double-fronted period property that is overflowing with character and charm as well as square footage making it perfect for a large or growing family. The property is located in the highly desirable area of Higher Wheelton, whilst being conveniently located for local amenities and only a short drive or bus journey from the centre of Chorley. The property is also close to excellent schools and the motorway networks are also within easy reach, ensuring that this locality is frequently sought after as an area with much to offer families. The accommodation briefly comprises of entrance / hallway, two bay fronted living / reception rooms, modern fitted country style kitchen with a feature island and a utility room, WC and a brick built shed / lean to the rear with access to the rear garden. To the first floor the generous landing offers access to 4 spacious double bedrooms and the family bathroom with a modern 3 piece suite in white incorporating a corner bath and separate shower and there is a separate W.C. Externally the property has low maintenance gardens to the front and rear with the rear garden also having a private sunny aspect and shed offering additional storage. The property is warmed by gas central heating and boasts some original windows with some upgraded to UPVC double glazed windows and a modern tasteful decor. Early internal viewings are a must to appreciate in full which is also offered to market with a benefit of No Upward Chain.



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# Blackburn Road, Higher Wheelton, Chorley, PR6 8HY

## GROUND FLOOR

### Entrance / Vestibule

Original tiled flooring. Coved ceiling. Dado rail. Door to front aspect.

### Hallway

Central heating radiator. Dado rail. Wooden flooring. Coved ceiling. Stairs to first floor.

### Lounge 5.21m x 4.52m (17'1" x 14'10")

To the front elevation with original wooden flooring, a stunning feature open fireplace with decorative wooden surround, cast iron inset, grate and granite hearth, original coving, picture rail, cast iron radiator, inset book display and UPVC double glazed bay window to the front elevation and UPVC double glazed window to the side elevation.

### Reception 2 5.26m x 4.24m (17'3" x 13'11")

To the front elevation with original wooden flooring, feature fireplace with living flame gas fire, wooden surround, marble inset and hearth, traditional coved ceiling, cast iron radiator, centre light fitment and UPVC double glazed bay window to the front elevation.

### Kitchen / Diner 4.85m x 4.11m (15'11" x 13'6")

Fitted with a range of wall and base units, display cabinets with island unit and granite work surfaces. There is a large range style cooker, integrated fridge, freezer and dishwasher, farmhouse sink with chrome mixer tap over, original wooden flooring, gas central heating radiator and UPVC double glazed window to rear with door leading to the rear porch.

### Utility Room / Shower Room

Plumbed for washing machine, vented for dryer, power and light, chrome towel rail, tiled shower cubicle.

### W.C.

Fitted with a WC, shelving and centre light fitment.

### Rear Porch

Accessed from the kitchen with stone flooring, window and door to rear aspect.

## FIRST FLOOR

### Landing

Feature UPVC arched double glazed window to rear aspect with fabulous views over local countryside, centre light fitment, spindle balustrade, loft access point, coved ceiling, dado rail and access doors to all bedrooms, bathroom and W.C.

### Master Bedroom 4.11m x 3.53m (13'6" x 11'7")

To the rear elevation with fitted wardrobes, laminate flooring, gas central heating radiator, centre light fitment and UPVC double glazed window to rear elevation with views over open countryside.

### Bedroom 2 4.42m x 4.27m (14'6" x 14'0")

To the front elevation and fitted with wardrobes and drawers, feature cast iron fireplace, gas central heating radiator, coved ceiling, picture rail and UPVC double glazed window to front elevation.

### Bedroom 3 4.11m x 3.53m (13'6" x 11'7")

To the front elevation with fitted wardrobes and drawers, cast iron feature fireplace, gas central heating radiator, laminate flooring, dado rail and a UPVC double glazed window to front elevation.

### Bedroom 4 3.35m x 2.69m (11'0" x 8'10")

To the front elevation with wall mounted gas central heating radiator, laminate flooring, UPVC double glazed window to front elevation and centre light fitment.

### Bathroom 3.05m x 2.24m (10'0" x 7'4")

The bathroom is fitted with a modern three piece suite comprising of jacuzzi bath with tiled panelling and corner taps, double walk in shower cubicle with rainfall shower head, pedestal and basin with chrome mixer tap, tiled travertine elevations, slate effect tiled flooring, chrome effect heated towel rail, centre light fitment and UPVC double glazed window to rear elevation with views over open countryside.

### W.C.

Fitted with a low flush WC. Partial travertine elevations. Slate effect tiled flooring. Frosted wooden window to side elevation.

## EXTERNAL

The property is garden fronted with brick wall, gated access and pathway leading up to the property, there is a driveway providing ample off road parking and gated access to the rear of the property and garden.

### Rear Garden

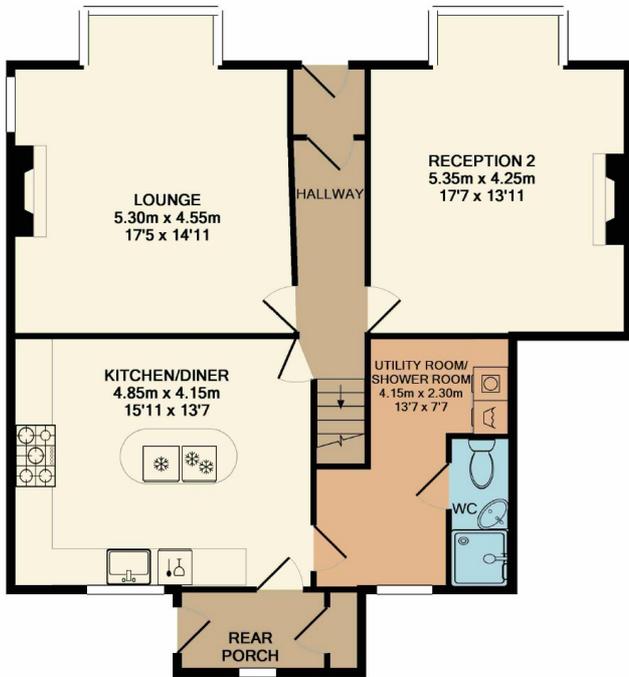
To the rear is a fully enclosed garden area that is mainly laid to lawn area, many flowers and shrubs planted, patio / seating areas and fantastic views over open countryside to the rear.

### Rear Views

Views over open countryside to the rear elevation.



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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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