



## Rylands Road, Chorley

**Offers Over £229,995**

Ben Rose Estate Agents are pleased to present to market this distinctive three-bedroom, double-fronted semi-detached home, offered with NO ONWARD CHAIN and brimming with beautiful original features throughout. Set within a highly sought-after location in Chorley, Lancashire, this characterful property presents a rare and exciting blank canvas, ideal for buyers seeking a rewarding renovation project with huge potential to add value. Chorley town centre is just a short distance away, offering a wide range of shops, supermarkets, cafes and schools, while excellent transport links include Chorley Train Station, regular bus services and superb road connections via the M6, M61 and M65 motorways, making this an ideal base for commuting to Preston, Bolton, Manchester and beyond.

Entering the home, you step through the vestibule into the main reception hall, where the stunning original tiled flooring immediately sets the tone, complemented by the traditional wooden staircase rising to the first floor. To the left, the spacious lounge is flooded with natural light thanks to its dual aspect views, and features a striking feature fireplace as its focal point. French doors open directly into the garden, creating a lovely connection between indoor and outdoor living. A separate formal dining room sits to the right side of the home, offering a versatile space for entertaining or family meals, enhanced further by a beautiful bow window. Completing the ground floor is the sizeable kitchen, which leads seamlessly into a separate utility room and then further into a ground floor WC, offering practical living space with excellent scope for modernisation.

To the first floor, the property continues to impress with three well-proportioned bedrooms, all offering excellent potential for reconfiguration or enhancement. The master bedroom and bedroom two both benefit from fitted wardrobes, providing useful built-in storage while retaining the character of the home. Serving the bedrooms is a generous four-piece family bathroom, offering plenty of space to redesign into a stunning modern suite if desired. The layout offers an ideal foundation for those looking to create a stylish and comfortable family home.

Externally, to the front of the property there is on-street parking, with a gated access point providing space for bikes or a small car, adding a valuable practical feature. To the rear lies an enclosed garden, offering excellent privacy and a superb outdoor area with ample space for garden furniture, a central lawn and established plant beds—perfect for relaxing, entertaining or further landscaping.

Bursting with charm, character and opportunity, this is a fantastic project property in a prime Chorley location, ready for a new owner to restore, reimagine and truly make their own.

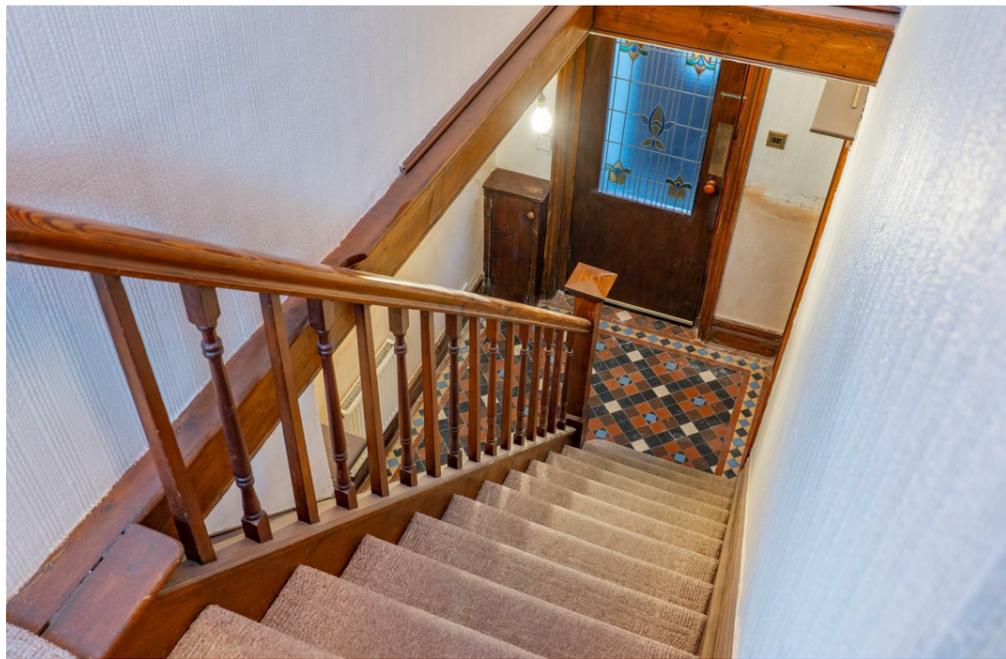












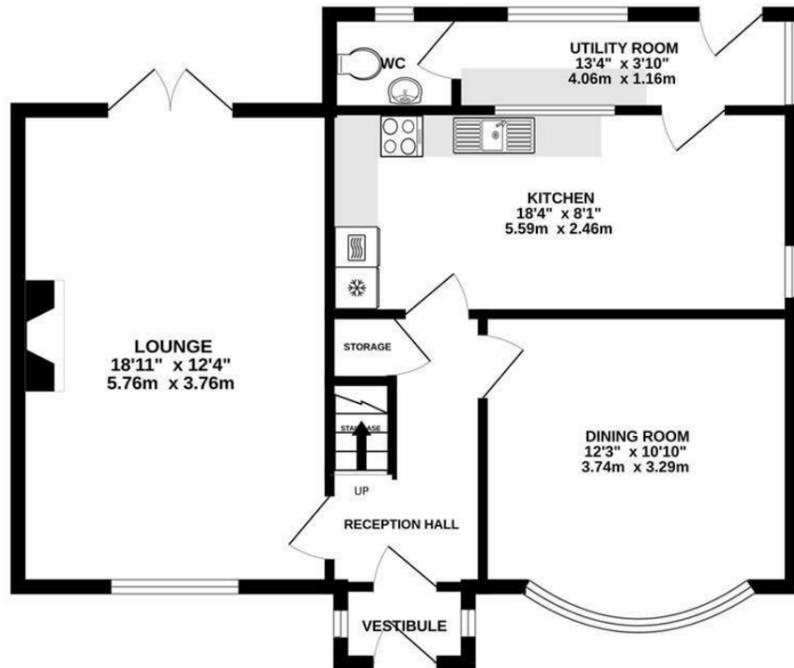




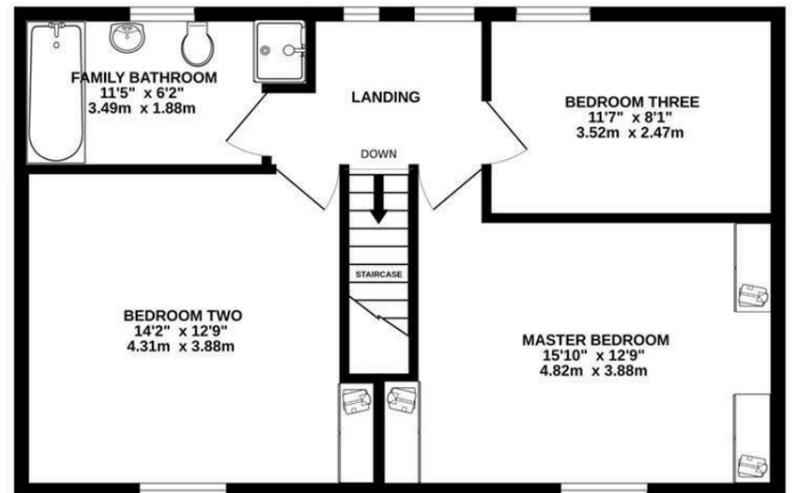




**GROUND FLOOR**  
667 sq.ft. (61.9 sq.m.) approx.



**1ST FLOOR**  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.5 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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