



## Parker Street, Chorley

**Offers Over £169,995**

Ben Rose Estate Agents are delighted to present to the market this deceptively spacious two-bedroom detached home, ideally located in the very heart of Chorley. Nestled among a collection of charming period properties and set on one of the town's quaint cobbled streets, this property enjoys a unique setting that beautifully blends historical charm with modern convenience. Presenting significant potential, the property offers an excellent opportunity for first-time buyers seeking a home they can thoughtfully tailor to their own preferences and lifestyle, or for buy-to-let investors seeking a high-yield rental opportunity in a thriving and well-connected area. With its distinctive character, desirable location, and scope for enhancement, this delightful residence promises to be a rewarding investment for a range of prospective purchasers.

Conveniently located just a short walk from Chorley town centre, residents will find themselves within easy reach of a wide range of amenities including shops, supermarkets, and a variety of local eateries. The property also benefits from excellent travel links, with Chorley train station offering direct routes to Manchester and Preston. The nearby M61 and M6 motorways further enhance connectivity, providing quick and easy access to surrounding towns and cities. Reliable bus services operate regularly through the area, and families will appreciate the proximity to reputable schools and local parks.

Access to the property is available from both the front and side. Entering through the front door, you are welcomed into a generously sized lounge, filled with natural light thanks to its dual-aspect windows. A central fireplace adds a warm focal point, while the space comfortably accommodates a large sofa set and additional furnishings. An open staircase leads to the first floor, and a single door provides access to the basement. From the lounge, you can continue through to the kitchen and dining area at the rear of the property.

The kitchen/diner offers an abundance of wall and base units, with plenty of room for freestanding appliances and a large family dining table, making it an ideal space for entertaining or family meals. A side door leads outside for added convenience. From here, access is also granted to the attached single garage, which is of a good size and holds potential for a variety of uses- from storage or parking to conversion into an additional living area, subject to the relevant planning permissions.

The garage also leads directly into the rear enclosed yard.

The basement, which is accessed directly from the lounge, has been comprehensively refurbished to a high standard. This thoughtfully renovated space offers exceptional versatility and could be utilised in a variety of ways—whether as a state-of-the-art home cinema, a dedicated hobby or creative studio, a fitness or wellness area, or a quiet and productive home office. Its adaptable layout and quality finish make it an invaluable extension of the living accommodation, suited to a wide range of lifestyle needs.

Upstairs, the property features two generous double bedrooms, with the master being particularly spacious. A large, L-shaped family bathroom serves the floor, fitted with a shower over the bath and offering ample room for additional storage or future modernisation.

Externally, the home offers off-road parking via the garage, as well as convenient on-street options. The rear yard is enclosed by brick and fencing, with gated access to a side street, providing privacy and a secure outdoor space. Since their ownership, the current vendors have undertaken a full refurbishment of the property since owning, which includes repointing and the addition of cavity wall insulation for improved energy efficiency and long-term peace of mind.

Located close to Chorley's vibrant town centre, this well-maintained home also enjoys the added advantage of being just a short walk from the historic and picturesque Astley Park. Renowned for its beautiful woodlands, ornamental gardens, and scenic walking trails, the park offers a tranquil retreat from urban life and a range of recreational opportunities for families and outdoor enthusiasts alike. The property is also within easy reach of highly regarded schools and excellent motorway links, making it an appealing and practical choice for a wide range of buyers seeking both lifestyle and convenience.





































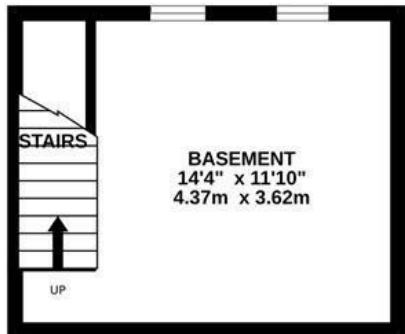




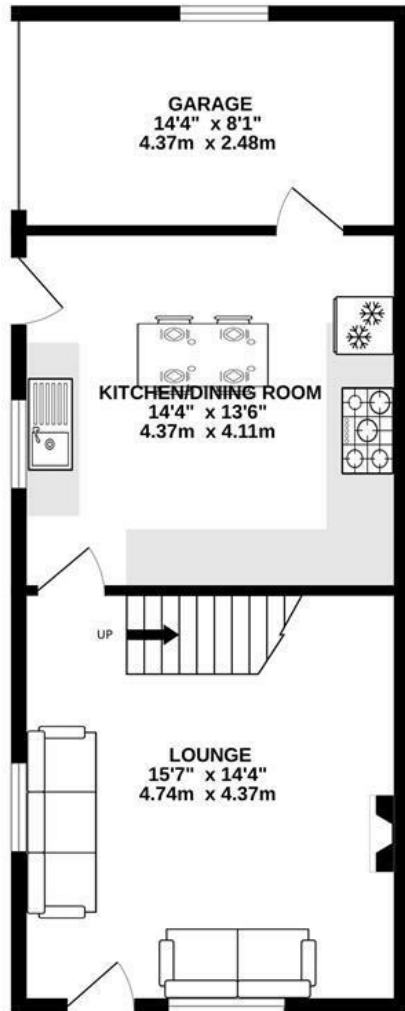


# BEN ROSE

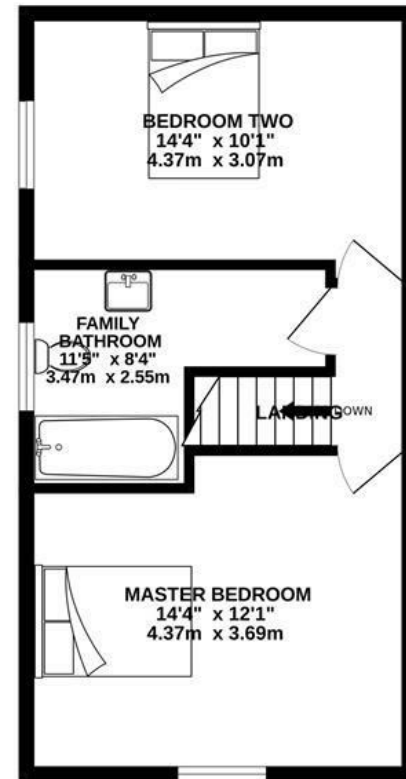
BASEMENT  
170 sq.ft. (15.8 sq.m.) approx.



GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.




TOTAL FLOOR AREA : 1108 sq.ft. (103.0 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	78
England & Wales	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		
England & Wales	EU Directive 2002/91/EC 