



BEN ROSE

Burgh Hall Road, Chorley

Offers Over £399,995

Ben Rose Estate Agents are pleased to present to market this unique and charming four-bedroom property situated on circa 1 acre of land, overlooking Yarrow Valley Country Park. This lovely home offers plenty of potential for conversion or extension and has even had plans drawn up for a two-storey rear and single-storey side extension with a detached double garage (Please contact us for more information on the plans). The stunning setting is further enhanced by woodland surrounding the home and local walks nearby. There is also easy access to Chorley town centre, only a ten-minute drive away. There is also NO ONWARDS CHAIN on the property, offering potentially a hassle-free transition for potential buyers.

As you step inside, the ground floor unfolds seamlessly, starting with a versatile space that has previously been used as bedroom four. This room offers a variety of potential uses and has through access to the garage. Moving through the home, you enter a welcoming hall with a staircase leading off, guiding you to the spacious lounge/diner. With both front and rear open aspect views, this room is bathed in natural light. A hallway extends from the lounge, leading to the convenient downstairs WC and the well-appointed kitchen, creating a fluid and practical layout for everyday living.

Venturing upstairs to the first floor, you will find three bedrooms, each offering unique features. The master and bedroom two benefit from integrated wardrobes and/or storage, providing ample storage space. Each room also enjoys lovely views of the surrounding plot, creating a tranquil and picturesque ambiance. The first floor is completed by a three-piece family bathroom, ensuring both comfort and convenience for the residents.

The exterior of this property is equally impressive, featuring a sweeping driveway leading up to the home, complete with a carport. The driveway offers ample space for multiple cars, providing a practical solution for parking. The circa 1-acre plot mainly consists of a lush lawn, perfect for outdoor activities and family adventures. Surrounding woodlands add a touch of natural beauty and privacy to this expansive property. With the potential to accommodate various extension plans, the exterior space becomes a canvas for your unique vision. This property is truly a hidden gem, offering a rare opportunity for those seeking a distinctive home with immense potential.

In summary, this property not only boasts a unique and picturesque setting but also presents an exciting opportunity for those looking to create their dream home. The expansive plot, coupled with the absence of a chain, ensures a seamless transition for the new owners. Don't miss the chance to make this distinctive property your own – contact us today to explore the endless possibilities that await within this charming home.



CHORLEY PLANNING

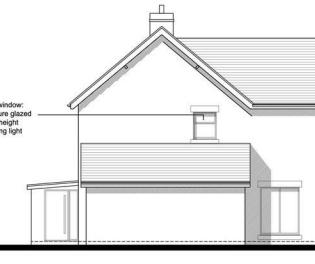
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PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

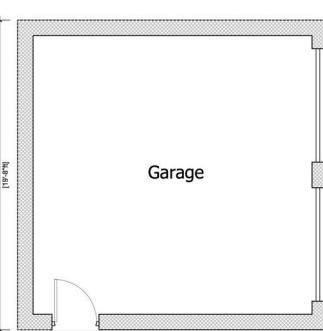


PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

18 BURGH HALL ROAD, CHORLEY

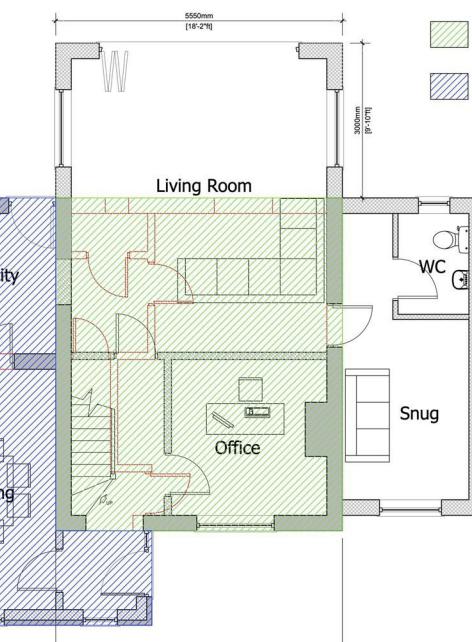


Garage

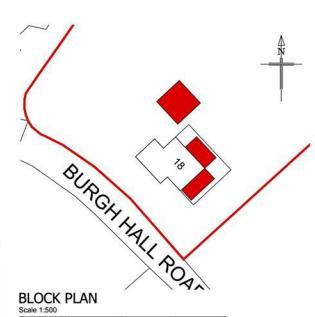


PROPOSED GARAGE ELEVATION

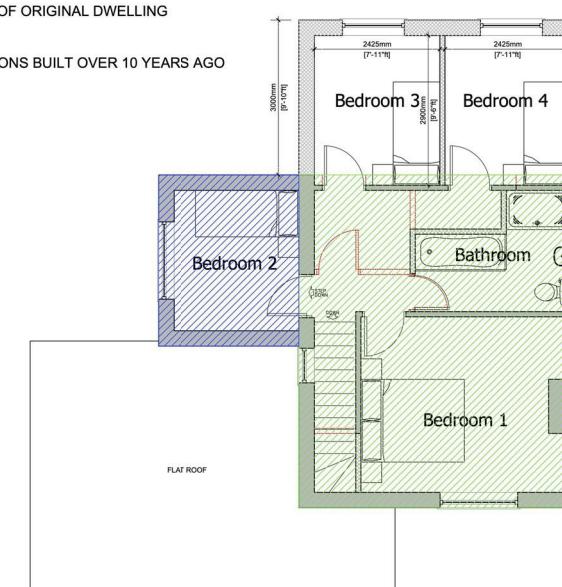
EXTENT OF ORIGINAL DWELLING
EXTENSIONS BUILT OVER 10 YEARS AGO



PROPOSED GROUND FLOOR LAYOUT



BLOCK PLAN
Scale 1:500



PROPOSED FIRST FLOOR LAYOUT
Scale 1:50

Rev.	Description	Date
	RS DESIGN CONSULTANCY	
	River Lodge, Walton Green, Walton Le Dale, Preston, PR5 4JL, tel : 0780 3011150	
	Client MR T WILCOCK	
	Project 18 BURGH HALL ROAD CHORLEY PR7 3QA	
	Drawing Title PROPOSED TWO STOREY REAR AND SINGLE STOREY SIDE EXTENSIONS. DETACHED DOUBLE GARAGE	
Scale 1:50	@ A1	Date NOV 2023
Ref No PD-01	Rev -	23-611
Drawing Status	PERMITTED_DEV	







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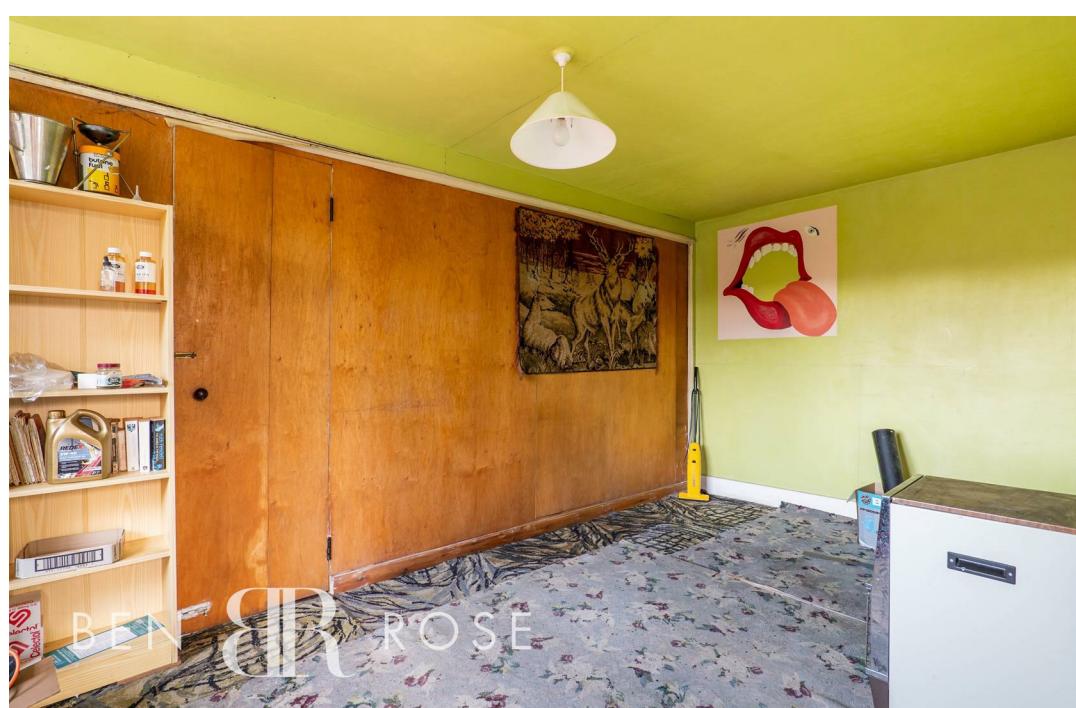




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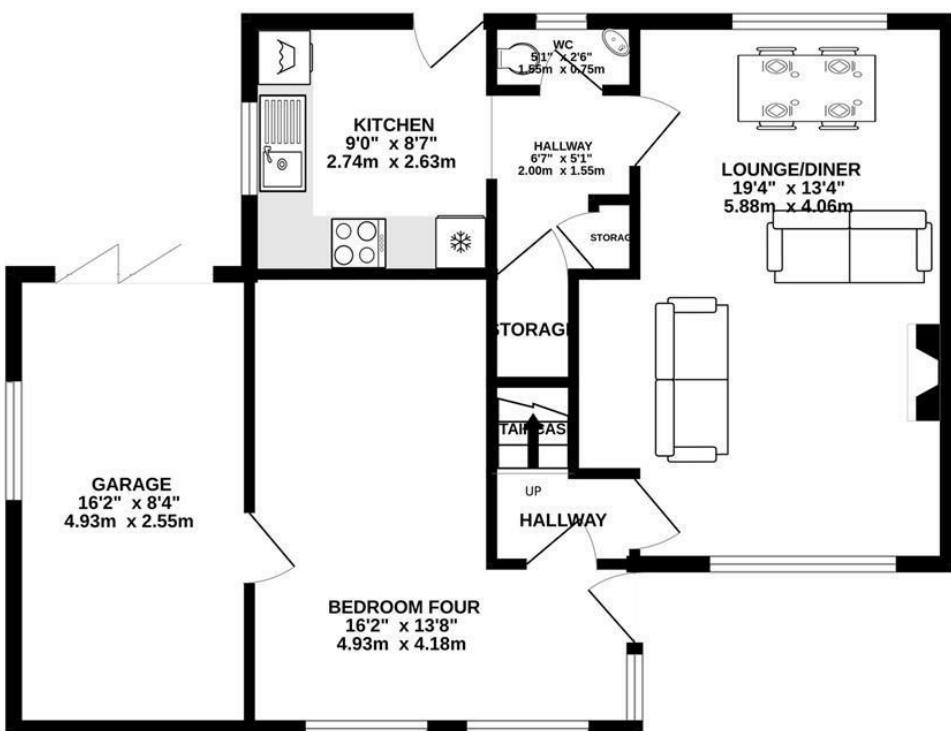


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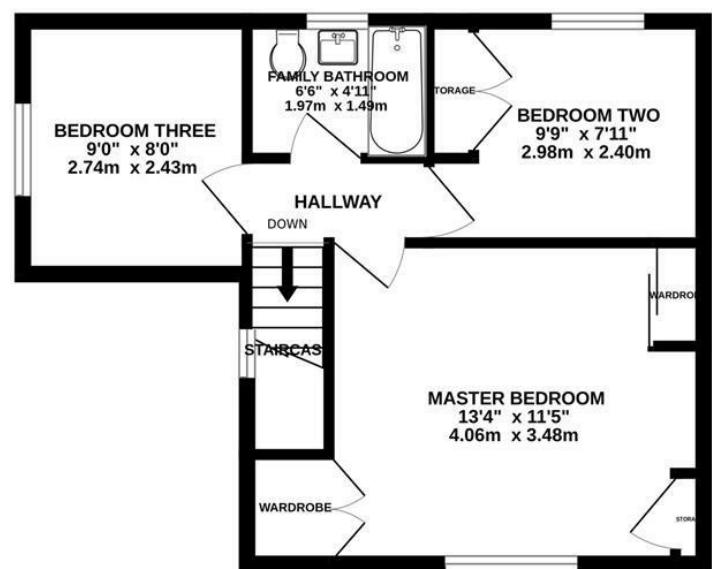


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GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (100.0 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)	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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

