



Park Road, Chorley

Offers Over £289,995

Ben Rose Estate Agents are pleased to present to market this beautifully finished three-bedroom semi-detached home, situated within a highly sought-after area of Chorley. This charming property effortlessly blends attractive original features, such as high ceilings and character detailing, with modern finishes, creating a warm and inviting family home. Ideally located within walking distance of Chorley town centre, the property benefits from easy access to a wide range of shops, cafés, restaurants and leisure facilities, as well as well-regarded local schools. Excellent transport links are close by, including Chorley train station offering direct routes to Preston, Manchester and beyond, alongside convenient bus routes and easy access to the M61 and M6 motorways, making it perfect for commuters.

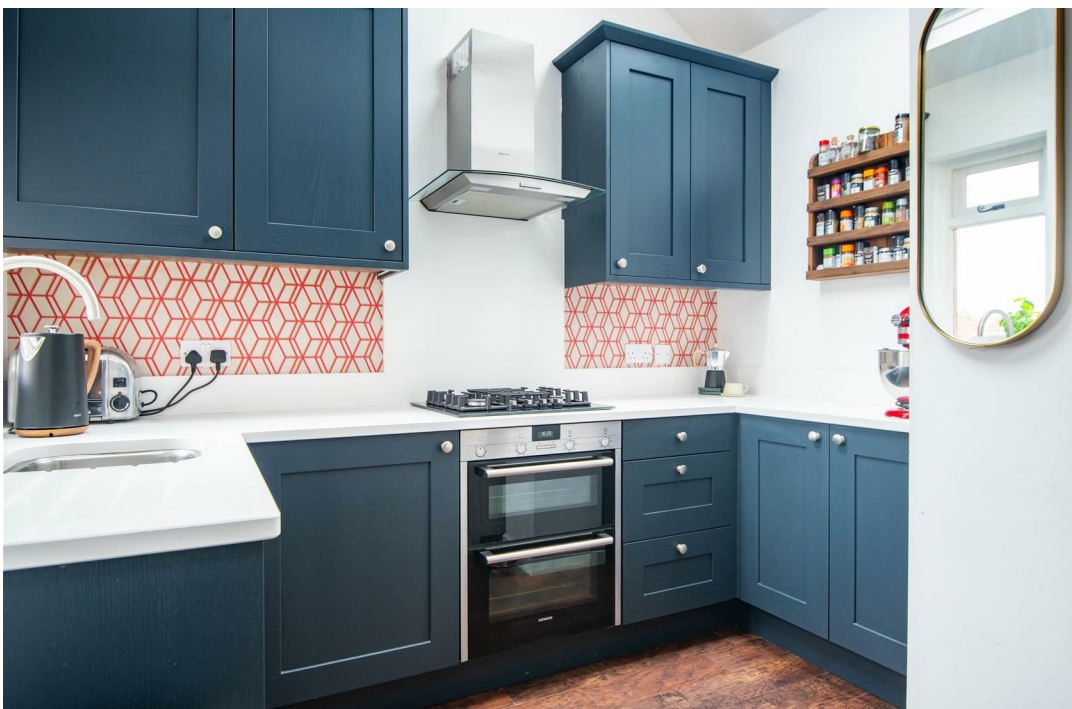
Upon entering, you are welcomed into a bright and spacious entrance hall that immediately sets the tone for the rest of the home. From here, you are led into the generously sized lounge, which is enhanced by a beautiful bay window allowing plenty of natural light, as well as a feature fireplace that provides a cosy focal point. To the rear of the property is a stunning open plan kitchen and dining area, thoughtfully designed for both everyday living and entertaining. The kitchen is fitted with modern cabinetry and ample worktop space, and also benefits from a convenient breakfast bar, perfect for casual dining. Multiple windows and doors flood the room with light and provide direct access out to the garden, creating a seamless indoor-outdoor feel.

Moving upstairs, the landing provides access to three well-proportioned bedrooms, all offering comfortable accommodation suitable for a growing family. The master bedroom is particularly impressive, featuring a bay window that enhances both the character and natural light within the room. Each bedroom benefits from the home's high ceilings, adding to the sense of space throughout. Completing this floor is the family bathroom, alongside the added convenience of a separate WC, ideal for busy households.

Externally, the property boasts a well-maintained frontage with a driveway providing off-road parking for multiple vehicles, alongside attractive flower beds and a surrounding stone wall that enhances the home's kerb appeal. To the rear, there is a beautifully arranged garden featuring a paved seating area ideal for outdoor furniture, complemented by raised flower beds and enclosed by fencing, offering both privacy and a pleasant space for relaxation or entertaining. This wonderful home presents an excellent opportunity for families seeking a stylish and conveniently located property in the heart of Chorley.





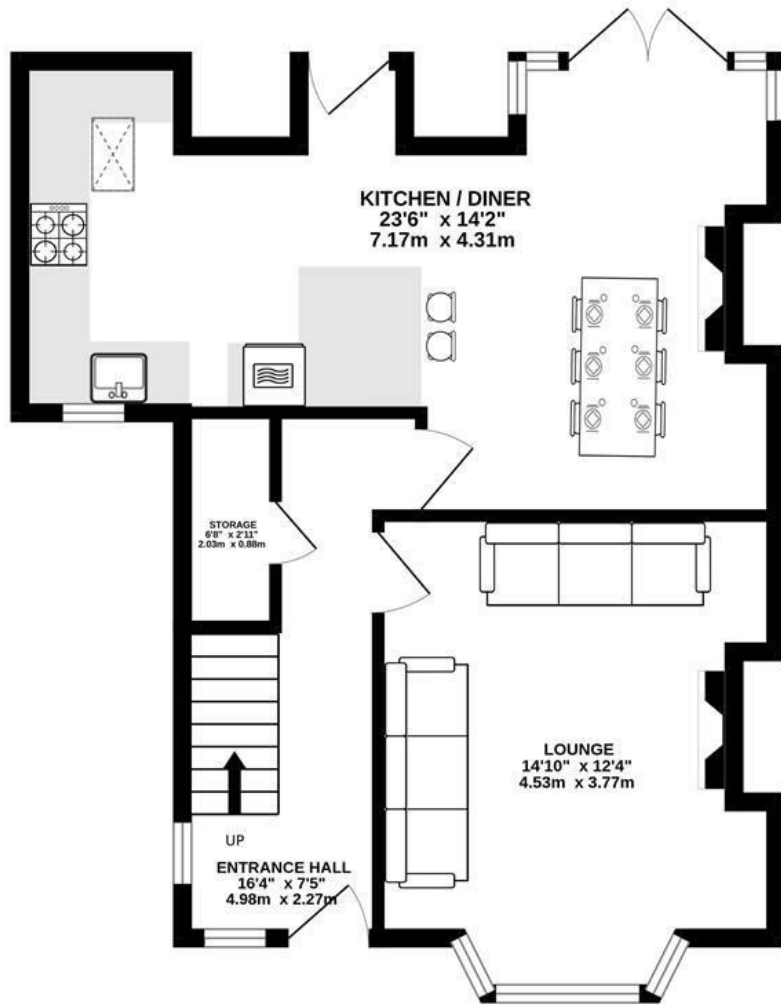




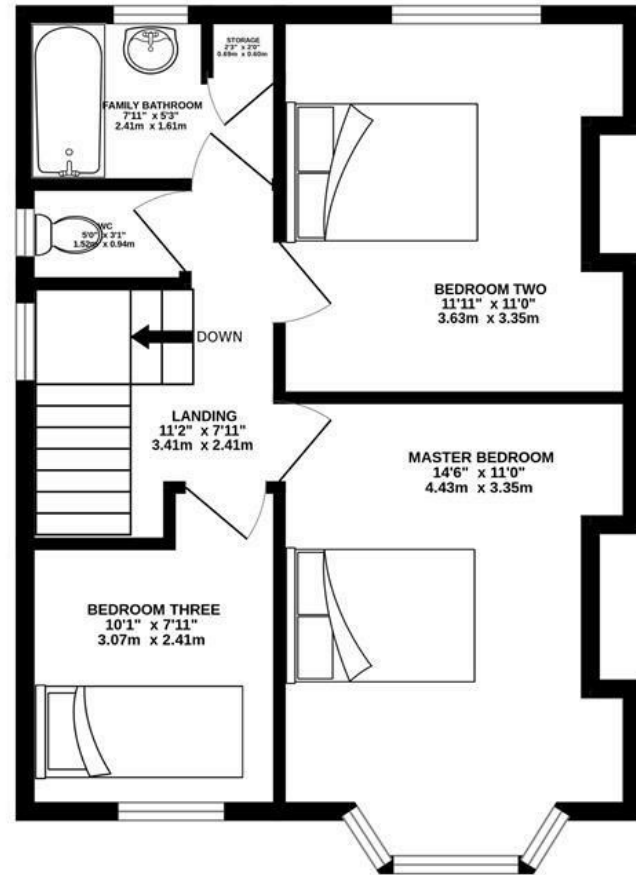




GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.

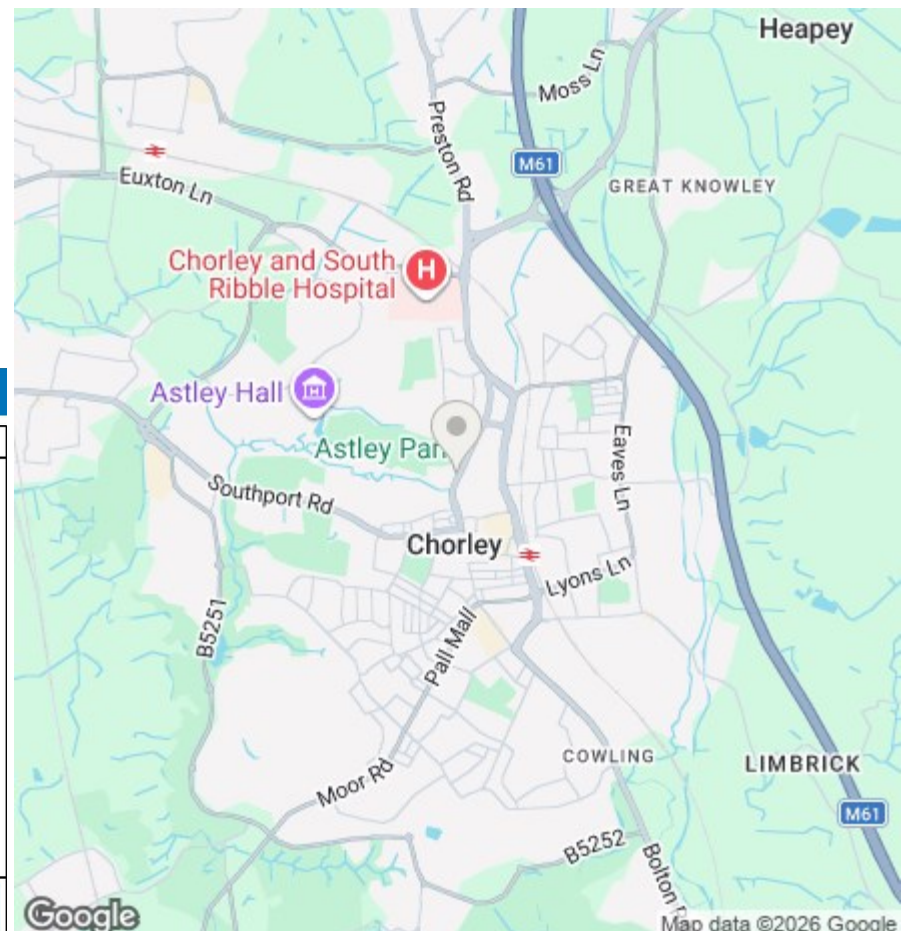


TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

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 | | 64 | 74 |
| (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 | | |