BEN ROSE



Southport Road, Chorley

Offers Over £424,995

Ben Rose Estate Agents are pleased to present to market this substantial four-bedroom detached family home, ideally positioned on a highly sought-after road in Chorley, within comfortable walking distance of the town centre. Offered to the market with NO ONWARD CHAIN, this traditional property boasts an abundance of character, generously proportioned accommodation and a versatile basement level, providing exciting potential for a variety of family needs. Combining charming period features, spacious reception rooms and a practical layout, the home offers an excellent opportunity for buyers seeking a property with both character and room to grow. The location is particularly appealing for families, with Chorley town centre providing a wide range of shops, supermarkets, cafés, restaurants and everyday amenities, alongside well-regarded schools and leisure facilities in the surrounding area. Chorley railway station offers convenient rail connections towards Preston, Manchester and beyond, while local bus services and access to the M6, M61 and M65 motorways make commuting across Lancashire and the wider North West straightforward. Nearby attractions, including Astley Park with its beautiful parkland, woodland walks and historic Astley Hall, provide excellent opportunities for family outings and outdoor recreation.

Entering the property via the side porch, you are welcomed into an impressive reception hall, where a beautiful staircase creates an attractive focal point and leads to the first floor. The ground floor offers two spacious reception rooms positioned towards the front of the home, both benefiting from elegant bay-fronted windows that allow plenty of natural light to fill the interiors. The lounge provides a comfortable setting for relaxing with the family, enhanced by a feature fireplace that adds warmth and traditional character, while the second reception room offers an ideal space for formal dining, entertaining guests or adapting to suit individual requirements. Towards the rear, the more contemporary kitchen provides a practical and well-equipped space, featuring integrated appliances including a dishwasher and microwave, alongside a sink positioned within a bay overlooking the rear of the property. Opposite the kitchen, a convenient additional area offers excellent scope for use as a utility room, with further access through to a downstairs WC. Adding to the home's appeal is the substantial basement level, accessed from the reception hall and extending across a similar footprint to the ground floor. This impressive additional space comprises several versatile areas that could accommodate storage, hobbies or other household requirements, subject to individual needs, alongside a dedicated laundry room with access directly out to the garden.

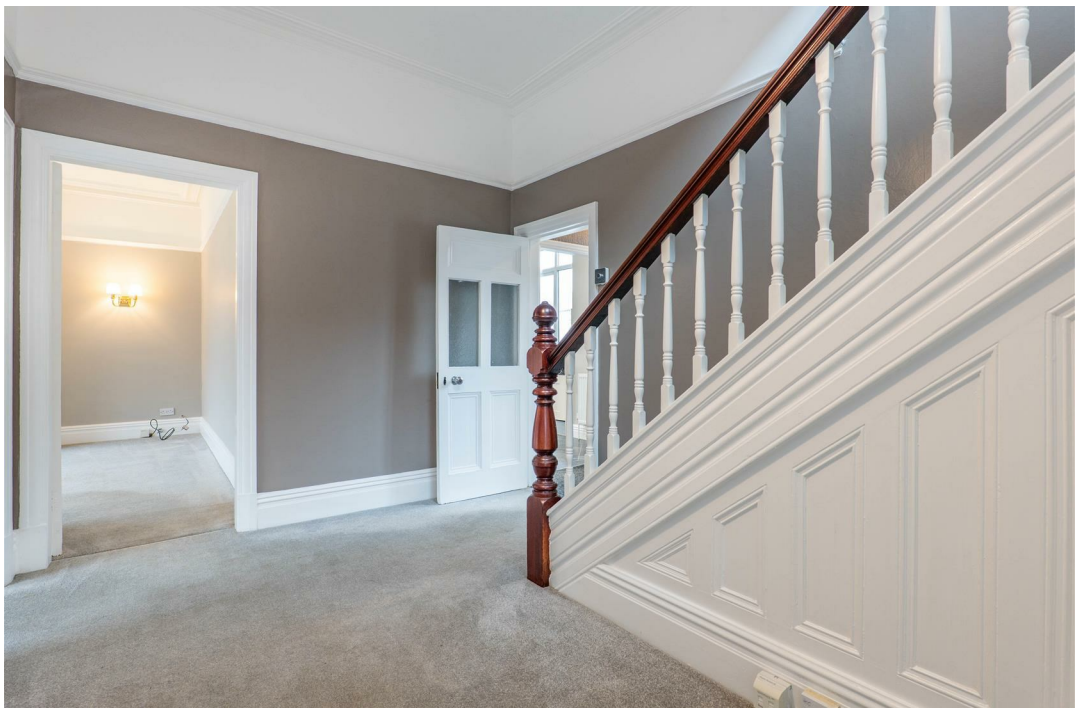
Moving upstairs, the first floor opens onto a spacious gallery landing, continuing the traditional character of the home and providing access to four well-proportioned bedrooms. The principal bedroom and bedroom two are both generously sized doubles, offering comfortable retreats for parents or older family members, while the remaining bedrooms provide flexibility for children, guests or those requiring a dedicated home office. Completing the accommodation is a modern shower room, conveniently positioned to serve the bedrooms and everyday needs of a busy household.

Externally, the property benefits from gated access to a substantial driveway with space to accommodate up to five vehicles, making it particularly practical for larger families and visiting guests. The driveway extends towards the rear of the plot, where a detached double garage provides valuable additional parking, storage or workshop potential. Beyond this, the driveway opens out to a lawned garden, offering an attractive outdoor space with scope to create a pleasant area for relaxing or family activities. A further yard to the rear adds to the property's practicality, providing useful additional external space. Overall, this is a rare opportunity to acquire a spacious and characterful detached home in one of Chorley's sought-after residential locations, combining four-bedroom accommodation, an extensive basement, generous parking and a double garage, all within walking distance of the town centre. With no onward chain, this appealing property is ideally suited to families looking for a long-term home with space, versatility and the opportunity to make it their own.











































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BROOKLANDS



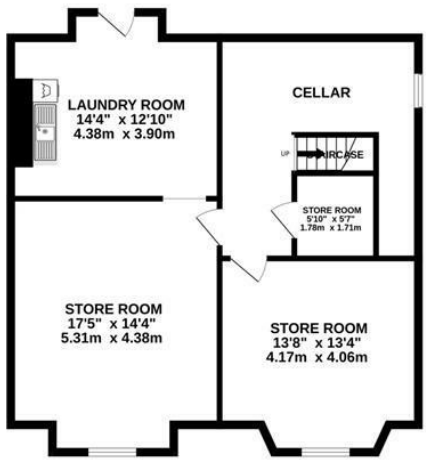




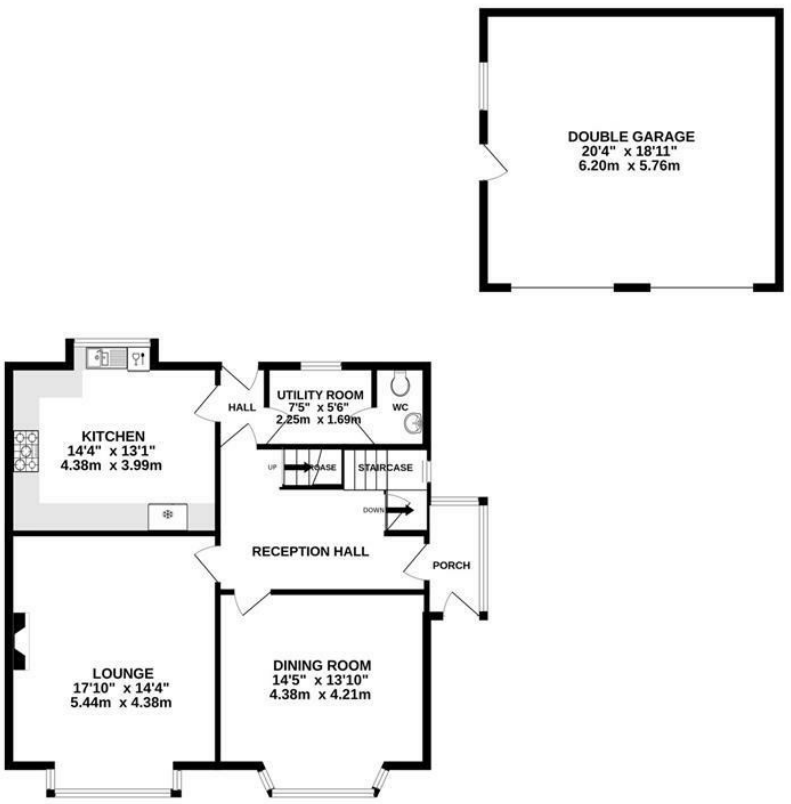


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BASEMENT
779 sq.ft. (72.4 sq.m.) approx.



GROUND FLOOR
1241 sq.ft. (115.2 sq.m.) approx.



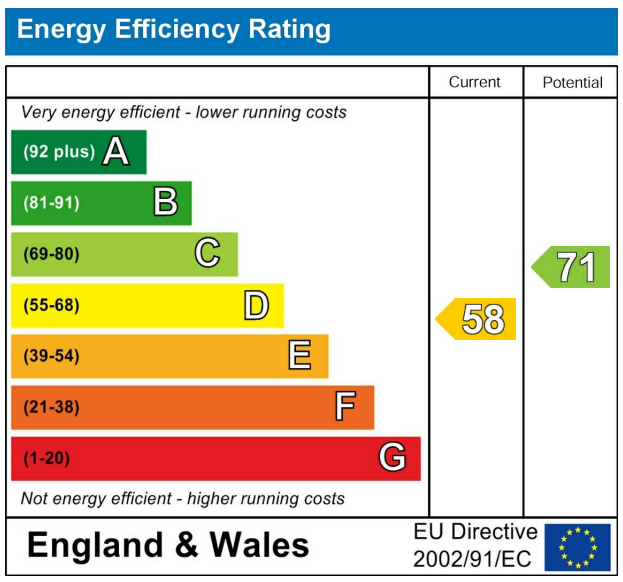
1ST FLOOR
782 sq.ft. (72.6 sq.m.) approx.

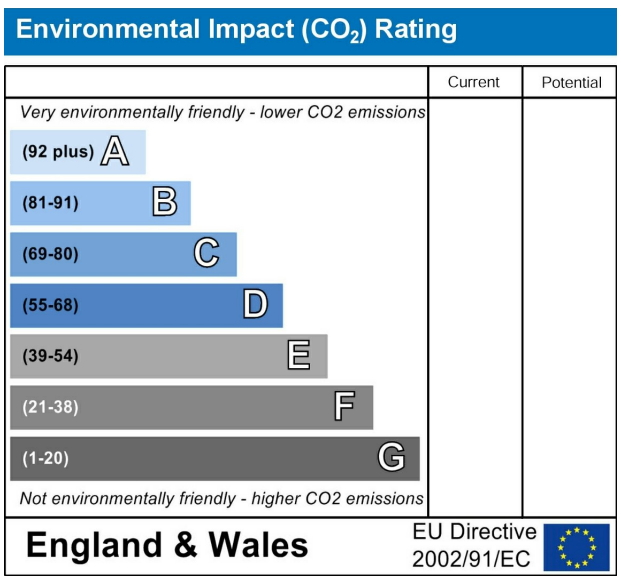


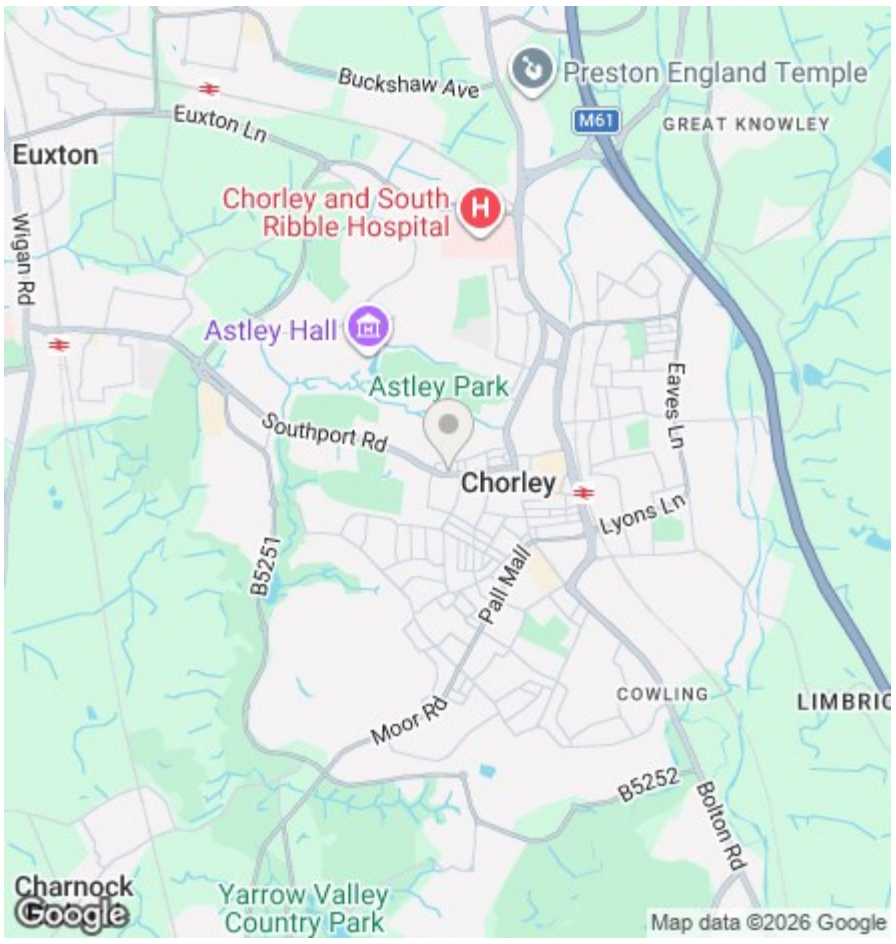
TOTAL FLOOR AREA : 2801 sq.ft. (260.2 sq.m.) approx.

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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