



Harrington Road, Chorley

Offers Over £499,995

Ben Rose Estate Agents are pleased to present to market this impressive and characterful four-bedroom property, situated within walking distance of Chorley town centre. Originally a former nursery, this unique family home offers an abundance of versatile living space throughout whilst retaining a wealth of traditional features and charm. Ideally positioned close to superb local amenities including supermarkets, shops, cafés, and restaurants all within walking distance, the property also benefits from excellent travel connections via Chorley train station and the nearby M6 and M61 motorways, making it ideal for growing families and commuters alike.

Upon entering the home, you are welcomed into a spacious entrance hall featuring beautiful original floor tiling and an elegant open staircase that immediately showcases the character of the property. To the left is the generously sized lounge, complete with a large bay-fronted window, feature fireplace, and cosy log burner, creating the perfect setting for relaxing evenings. Opposite, the family room mirrors the same warmth and charm, again benefitting from a bay window and feature fireplace with a second log burner. This room flows seamlessly into the spacious dining room, which is enhanced by exposed brick detailing, modern changeable lighting within a dropped ceiling, and doors opening out to the rear seating area. Just off the dining room is a convenient downstairs WC. The kitchen offers ample workspace and storage, featuring an integrated oven and hob, room for freestanding appliances, and the unusual benefit of three sinks, ideal for busy family living. A separate utility room provides additional practicality and leads through to a beautifully presented further WC.

In addition to the main accommodation, the property also benefits from a substantial basement level, offering a fantastic amount of additional versatile space. Currently arranged to include a gym area along with two generous storage rooms, this lower ground floor presents excellent potential for a variety of uses including a home gym, games room, workshop, hobby space, or further family storage.

To the first floor, the open landing with traditional high ceilings gives access to four well-proportioned bedrooms, each benefitting from its own private three-piece ensuite, offering exceptional comfort and convenience for family members or guests alike. The stunning master suite serves as a luxurious retreat, featuring a freestanding bath positioned within the bedroom itself, alongside a separate washroom and shower ensuite, creating a truly indulgent space.

Externally, the property continues to impress with off-road parking for two vehicles to the front, alongside additional on-road parking and access to a useful boiler room providing extra storage. To the rear, the garden retains elements of the property's history as a nursery, including padded play areas and a covered children's play space leading through to a sandpit, making it particularly well suited for families. An outdoor WC further enhances practicality, whilst a paved area to the rear provides additional parking for vehicles, accessed via Royal Road, where space for up to three further cars can also be found. Combining substantial living accommodation, character features, and a highly convenient location, this truly distinctive home presents a rare opportunity for families seeking something special.









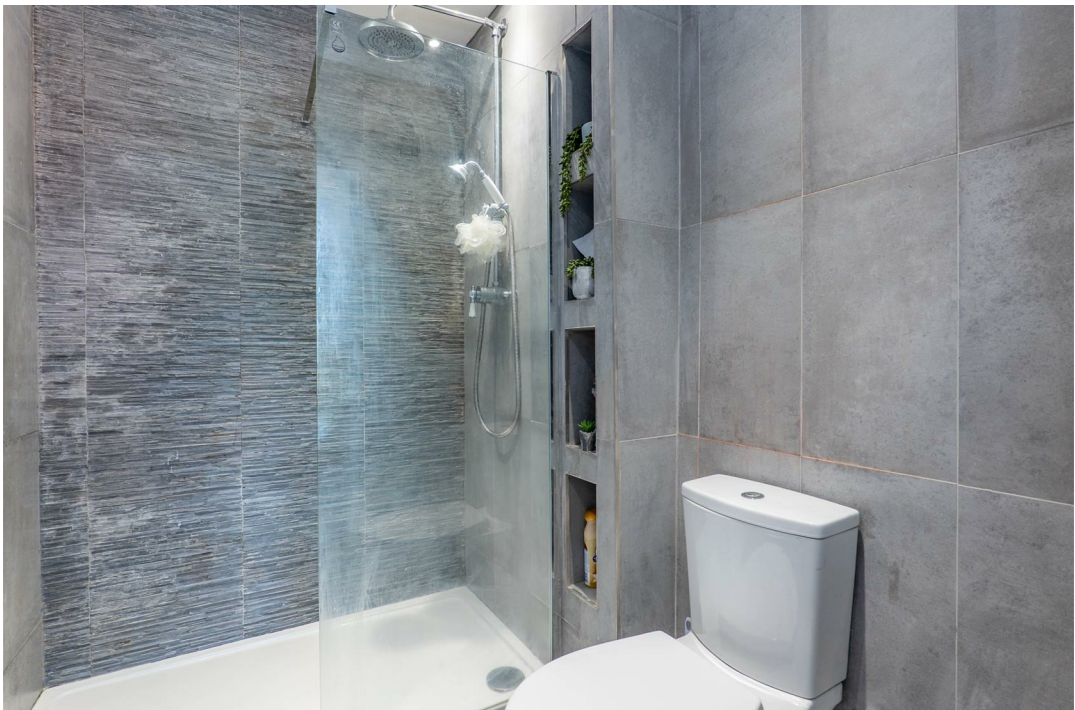


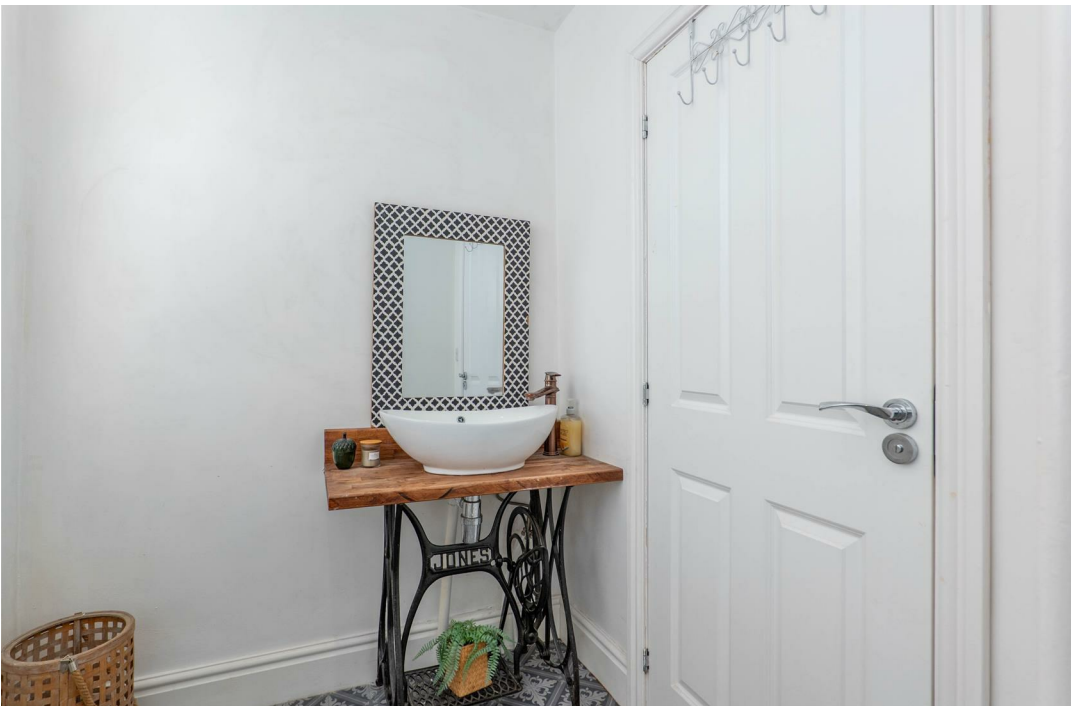
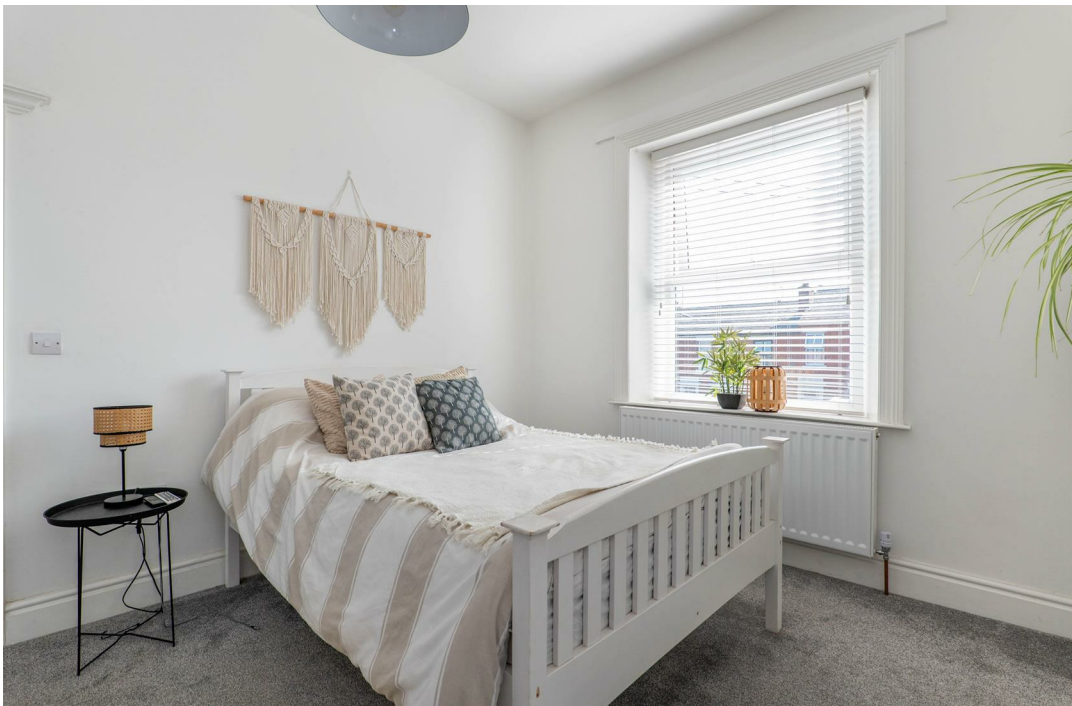












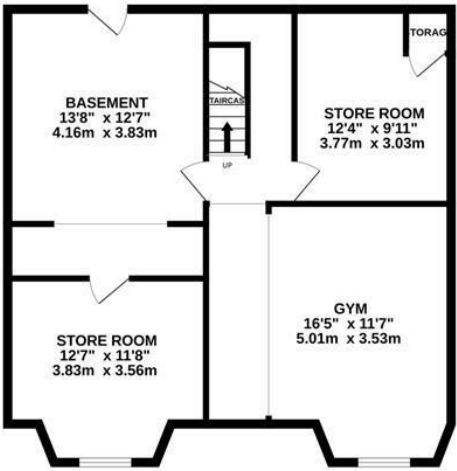




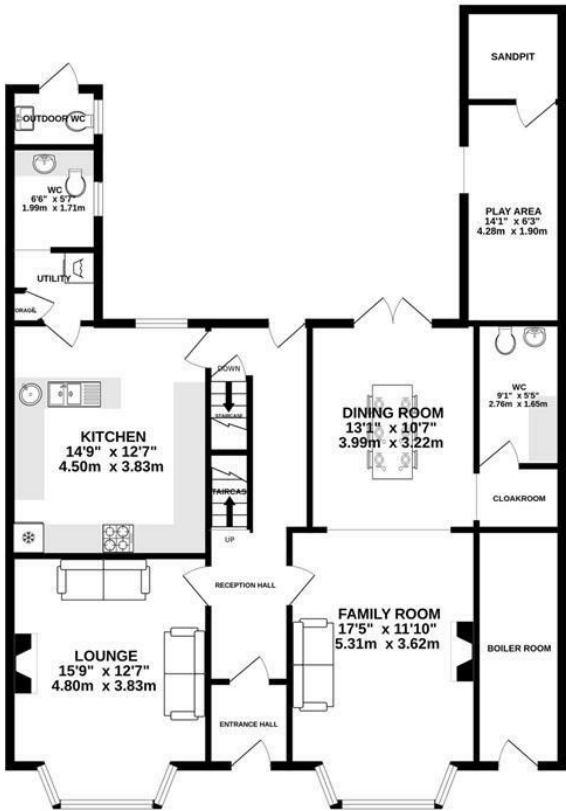


BEN ROSE

BASEMENT
778 sq.ft. (72.3 sq.m.) approx.



GROUND FLOOR
1216 sq.ft. (113.0 sq.m.) approx.



1ST FLOOR
955 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 2950 sq.ft. (274.1 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		
	55	75
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	

