BEN ROSE



Park Road, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this deceptively spacious mid-terrace home, ideally suited to families looking for generous accommodation with excellent potential to make their own. Situated in a popular residential area of Chorley, the property benefits from a range of local amenities close by, including shops, schools, supermarkets and everyday conveniences, whilst Chorley town centre provides a wider selection of retail, leisure and dining facilities. The area is also well placed for travel, with regular bus services nearby and Chorley railway station providing rail connections towards Preston, Manchester and surrounding areas. For those commuting by road, the M61 is readily accessible, offering convenient links towards Preston, Bolton and the wider motorway network, whilst nearby towns including Leyland and Euxton are also within easy reach.

Stepping inside, the porch leads through to the welcoming entrance hall, where the original character of the property immediately becomes apparent, with tall ceilings and period features continuing throughout. From here, access is provided into the spacious lounge, which enjoys plenty of natural light from a large bay window, creating a bright and comfortable principal reception space. Continuing through the property, the generous dining room provides ample room for family dining and entertaining, whilst also offering access down to the basement. The well-equipped kitchen is located beyond and provides a practical range of fitted units alongside the essential appliances, including a five-ring gas Rangemaster, making this a particularly useful family kitchen. The basement offers an excellent additional area which could be utilised as a hobby room, play space, workshop or simply for substantial storage, with the benefit of built-in storage already in place.

Heading upstairs, the first-floor landing provides access to all three bedrooms and the family bathroom. The master bedroom is particularly impressive in size, offering plenty of space for a full range of bedroom furniture, whilst the second bedroom is also a comfortable double. The third bedroom provides excellent flexibility and could be used as a child's bedroom, nursery, home office or study depending on the needs of the new owners. Completing the accommodation is a well-finished four-piece family bathroom, providing a practical and spacious suite to serve all three bedrooms.

Externally, the property is approached via a low-maintenance paved front yard, enclosed by a low bordering wall and providing an attractive and easy-to-maintain entrance to the home. To the rear is a good-sized yard offering plenty of practical outdoor space, with two outbuildings providing useful additional storage, alongside raised flower beds and ample opportunity for the new owners to personalise and transform the space to suit their requirements. Overall, this is a deceptively spacious family home offering three bedrooms, two generous reception areas, a useful basement and excellent potential both inside and out, all positioned within easy reach of Chorley's amenities and excellent transport links.





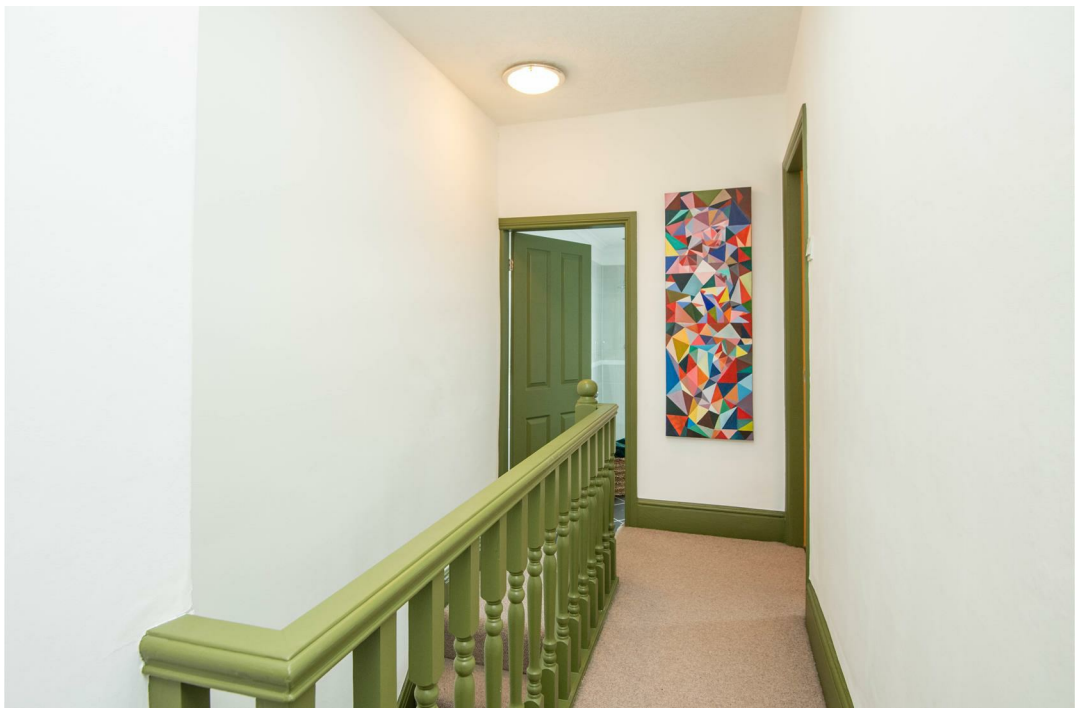






T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW












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BASEMENT
196 sq.ft. (18.2 sq.m.) approx.

GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.

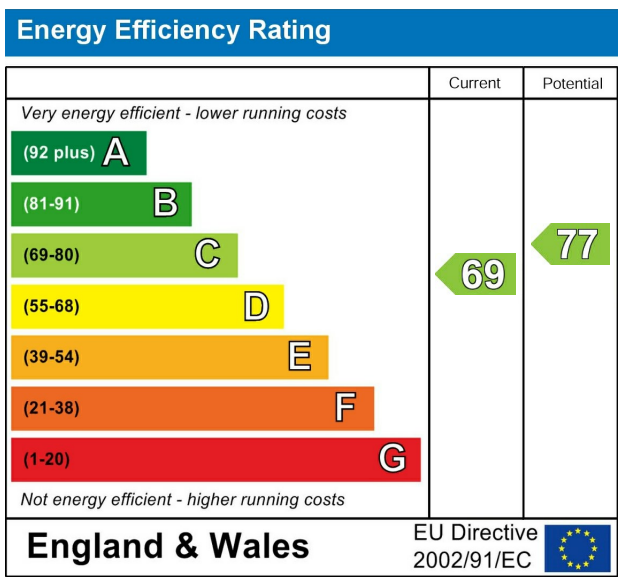
1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.

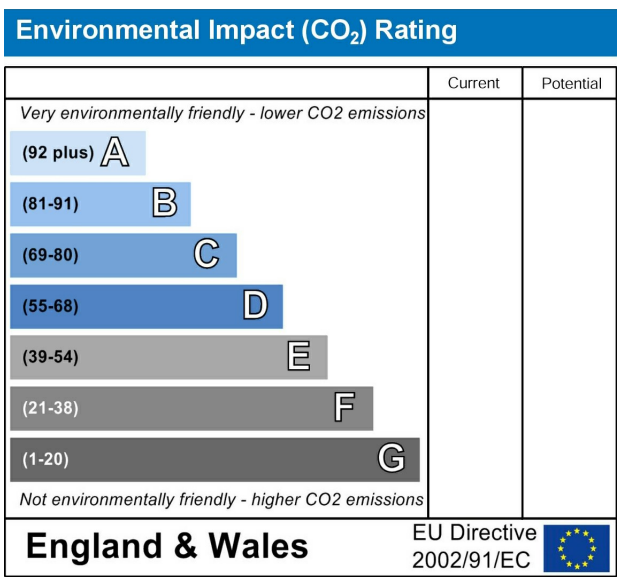


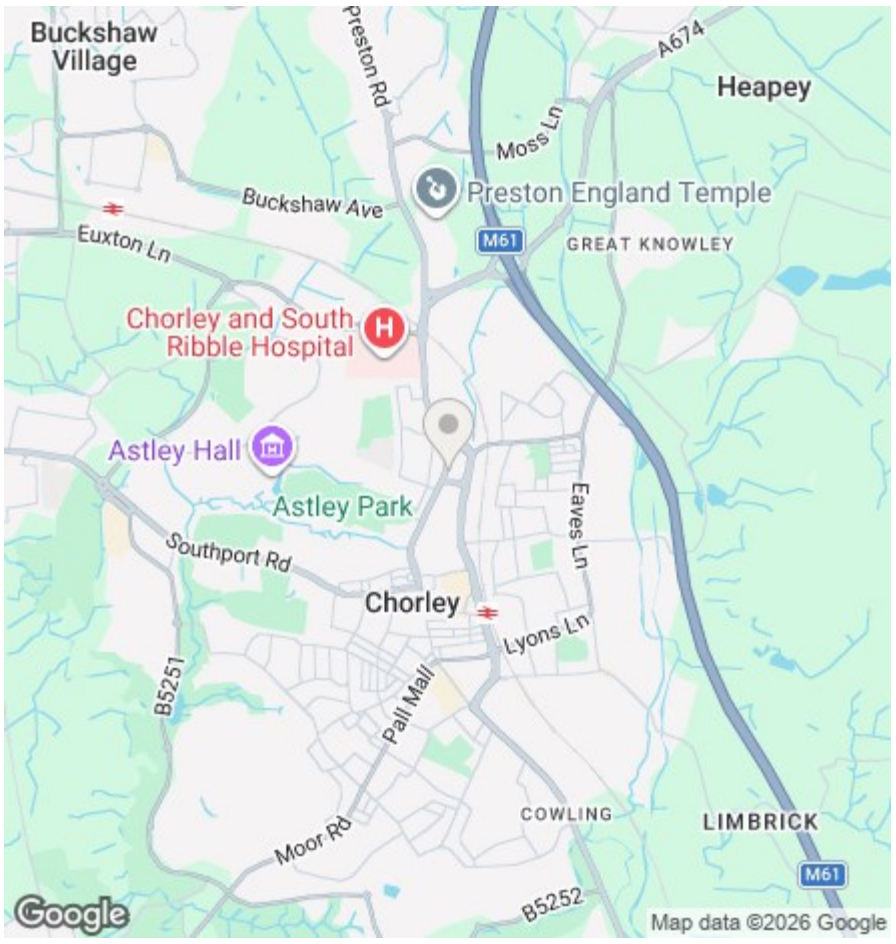
TOTAL FLOOR AREA : 1266 sq.ft. (117.6 sq.m.) approx.

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.







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