



## Millfield Road, Chorley

**Offers Over £279,995**

Ben Rose Estate Agents are pleased to present to market this three bedroom detached home, offered with NO ONWARD CHAIN and occupying a truly unique corner plot within a well-established residential area of Chorley, Lancashire. Dating back to the 1920's and remaining in the same ownership since the 1960's, this characterful property is brimming with potential and presents a rare opportunity for buyers seeking a rewarding project. Ideally positioned, the home benefits from close proximity to Chorley town centre, offering a wide range of shops, supermarkets, cafés and leisure facilities. Excellent transport links are on hand with Chorley Train Station providing direct routes to Preston, Manchester and beyond, alongside convenient bus links and easy access to the M61 and M6 motorways for commuters. Nearby countryside walks, local parks and well-regarded schools further enhance the appeal of this desirable location.

Entering the property, you are welcomed into a spacious main reception hall, which provides access to the staircase and a versatile family room positioned to the front of the home, complete with a charming bay-fronted window. Moving back through the hall, the remainder of the ground floor unfolds in a largely open-plan arrangement. The lounge offers a feature fireplace and another bay-fronted window, creating a bright and inviting living space which flows seamlessly into the dining area. From here, there is access to useful under-stair storage and a convenient downstairs shower room. The ground floor accommodation is completed by the kitchen extension to the rear, offering further scope for reconfiguration or modernisation, subject to the new owner's vision.

Rising to the first floor, the property continues to offer generous proportions with three well-sized bedrooms, all capable of accommodating double furnishings. The master bedroom benefits from fitted wardrobes, providing ample storage, while the remaining bedrooms are equally versatile, ideal for family living, home working or guest accommodation. The layout presents excellent potential to enhance or reconfigure, in keeping with the character and period of the home.

Externally, the property truly stands out thanks to its distinctive corner plot position. The front garden is accessed via a gated entrance and features two charming pathways that wind through mature bushes and shrubs towards the front door, creating an attractive and private approach. There are two separate driveways, one leading to the integrated garage and the other positioned on the opposite side of the property, offering off-road parking for up to two cars in total. To the rear, a practical and enclosed yard provides additional outdoor space.

Overall, this is a rare and exciting opportunity to acquire a characterful detached home with incredible potential in a sought-after area of Chorley—ideal for those looking to create a long-term family residence tailored to their own style and needs.





































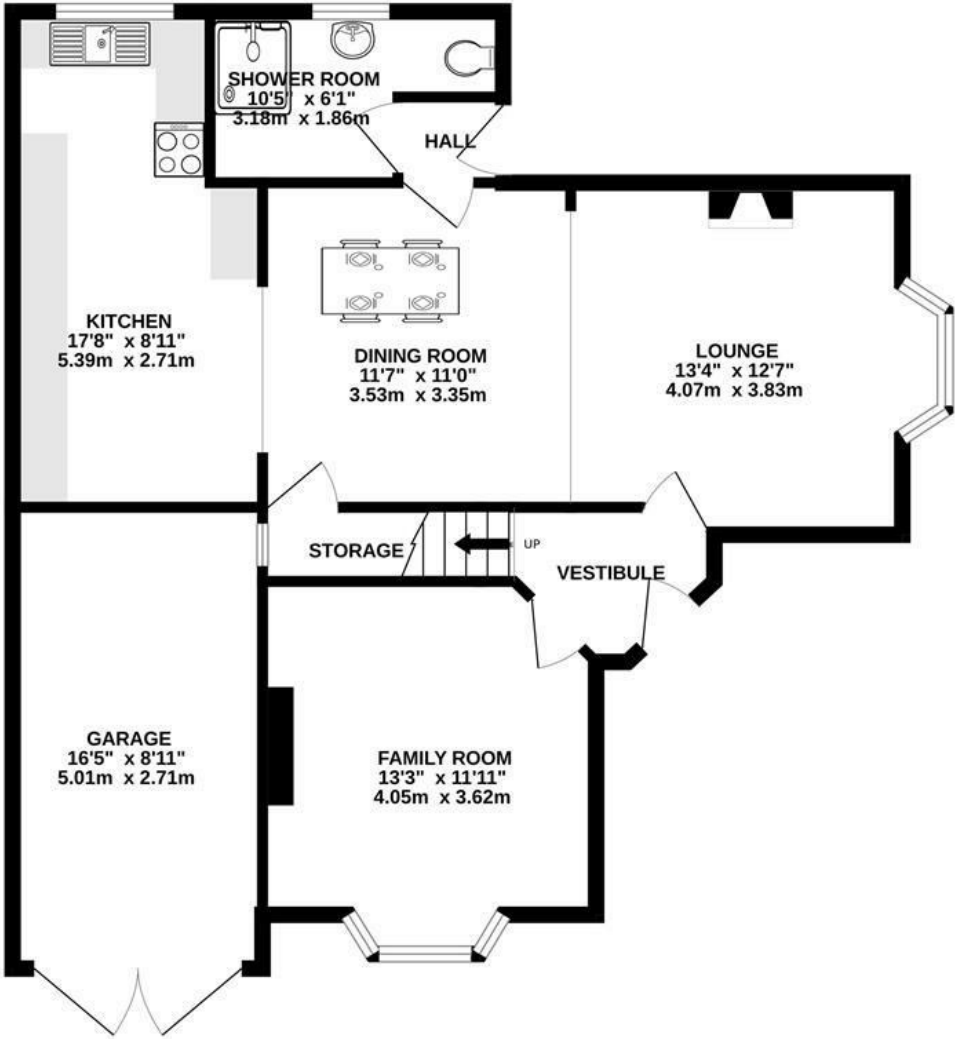




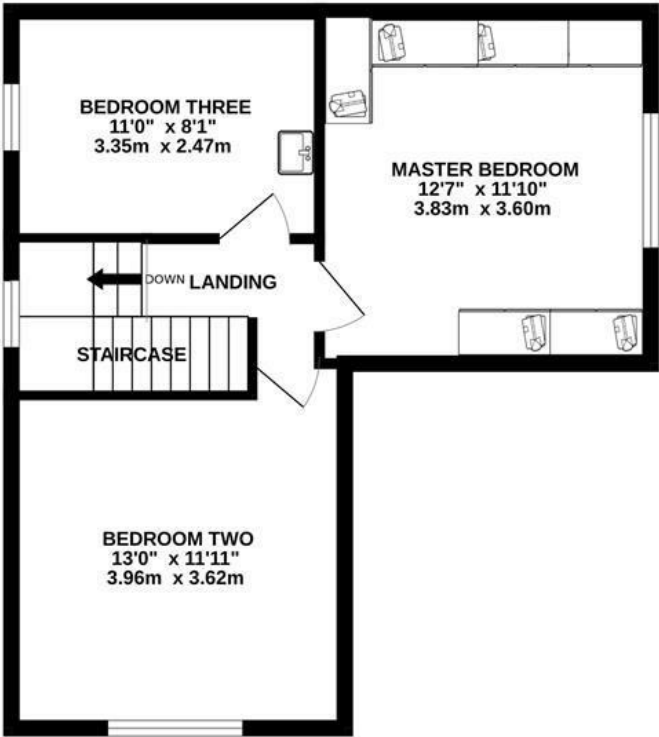


# BEN ROSE

GROUND FLOOR  
823 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.4 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		
	59	66
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

