BEN ROSE



Harrington Road, Chorley

Offers Over £349,995

Ben Rose Estate Agents are pleased to present to market this spacious and substantially extended, four-bedroom semi-detached home, offered for sale with NO CHAIN and ideally positioned within a quiet cul-de-sac in Chorley. Having been extended to both the side and rear, the property offers generous room sizes throughout and provides an excellent opportunity for families looking for a home with plenty of space and further potential to personalise and make their own. The property is particularly well placed for those wanting easy access to Chorley town centre, which is within walking distance and provides an excellent selection of shops, supermarkets, cafés, restaurants, bars and everyday amenities. There are also a number of well-regarded schools and local facilities nearby, whilst Chorley railway station provides regular services towards Preston, Manchester and other destinations. For those commuting by road, the M61 is easily accessible, providing convenient links towards Preston, Manchester and the wider motorway network, whilst the M6 and M65 can also be reached with ease.

Stepping inside, the welcoming vestibule leads through into the main reception hall, providing access to the ground floor WC and giving a natural introduction to the generous accommodation beyond. Continuing through the hall, the spacious dining room is positioned towards the front of the property and benefits from a characterful bay-fronted window, with ample room for a large family dining table and chairs. The staircase rises from here to the first floor. Moving further into the home, the well-proportioned lounge provides a comfortable principal reception space and flows through into a useful study area overlooking the garden, creating an ideal arrangement for those working from home or requiring a dedicated space for family life. To the rear is the modern fitted kitchen, which is well equipped with integrated appliances and benefits from useful under-cabinet lighting. The kitchen then leads naturally into the bright and airy conservatory, which provides a further reception room and enjoys lovely views across the rear garden, making this a versatile space for relaxing, entertaining or simply enjoying the outlook.

To the first floor are four well-proportioned bedrooms, providing excellent flexibility for a growing family. The master bedroom and bedroom two both benefit from fitted wardrobes, providing valuable built-in storage, whilst the third bedroom offers further versatility as a child's bedroom, guest room or additional home office. Completing the main accommodation is the modern shower room. A particularly useful and unique feature is bedroom four, which opens directly into a further shower room, offering excellent potential for a variety of uses depending on the needs of the new owners. Whether required as a home office, study space or occasional guest accommodation, this additional area adds to the property's already generous level of flexibility.

Externally, the property is situated within a peaceful cul-de-sac, with the rear driveway providing parking for one vehicle and potentially offering space for two, subject to arrangement. The detached garage is also positioned to the rear, providing useful storage and further practical space. The real highlight is undoubtedly the beautiful rear garden, which offers a tranquil and private setting with lush planting and established hedging creating a wonderful sense of seclusion. A patio seating area provides the ideal spot for outdoor dining and entertaining, whilst a lawn runs through the centre of the garden and is framed by attractive planting. With its generous accommodation, substantial side and rear extensions, peaceful setting, excellent garden and enviable proximity to Chorley town centre, this is a superb family home offering an excellent blank canvas for its new owners to put their own stamp on.





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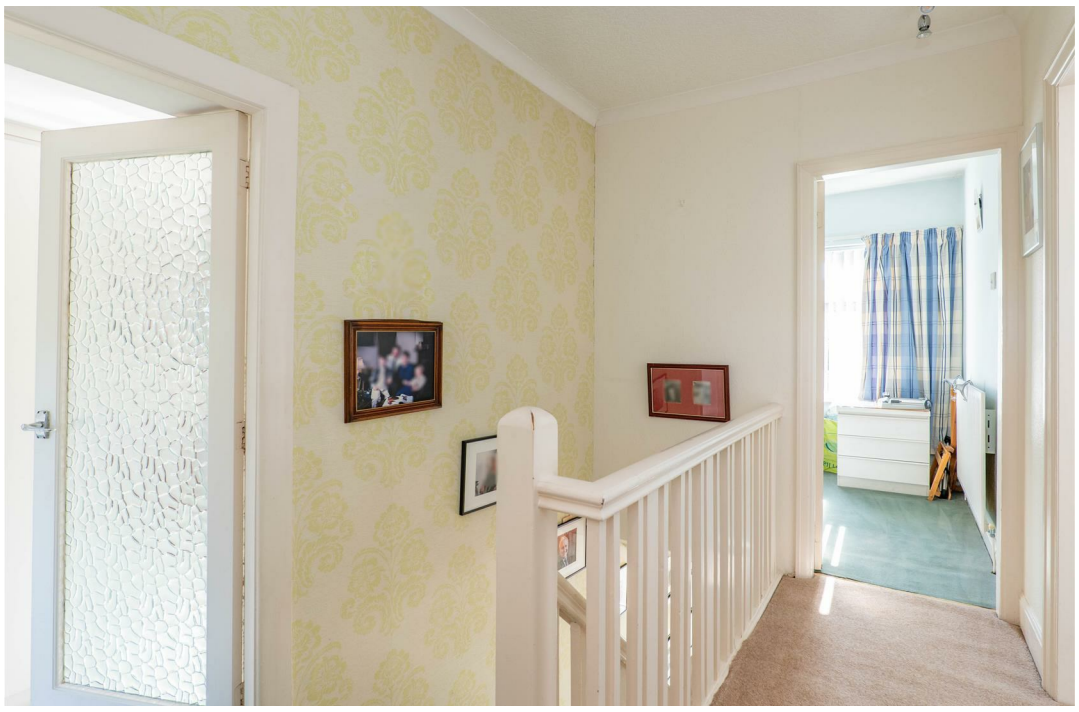


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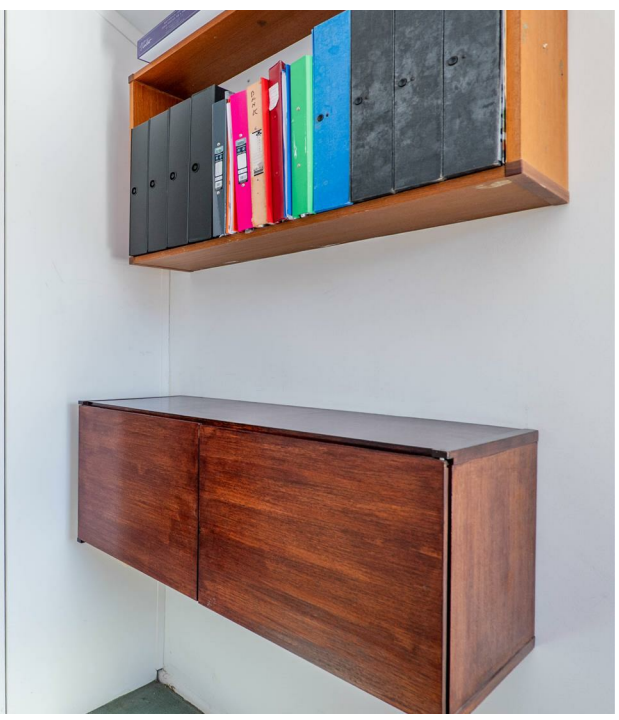
























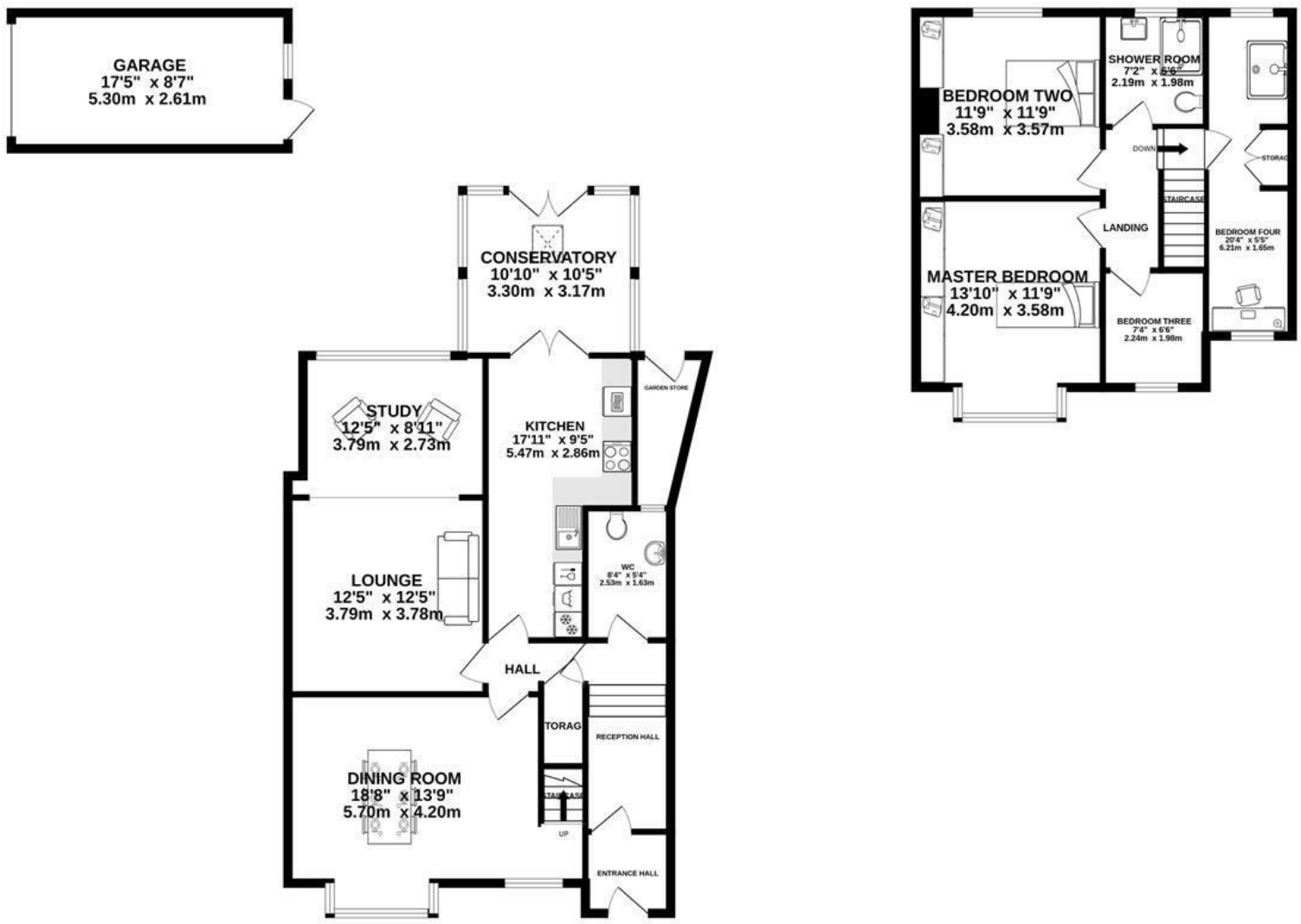




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GROUND FLOOR
1087 sq.ft. (101.0 sq.m.) approx.

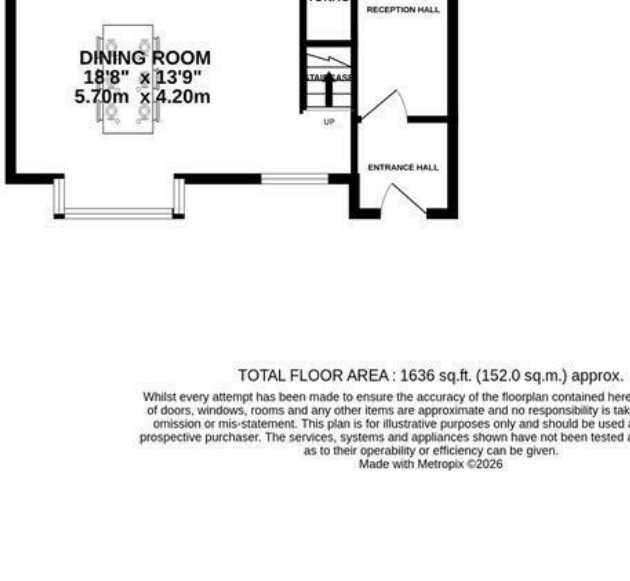
1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.

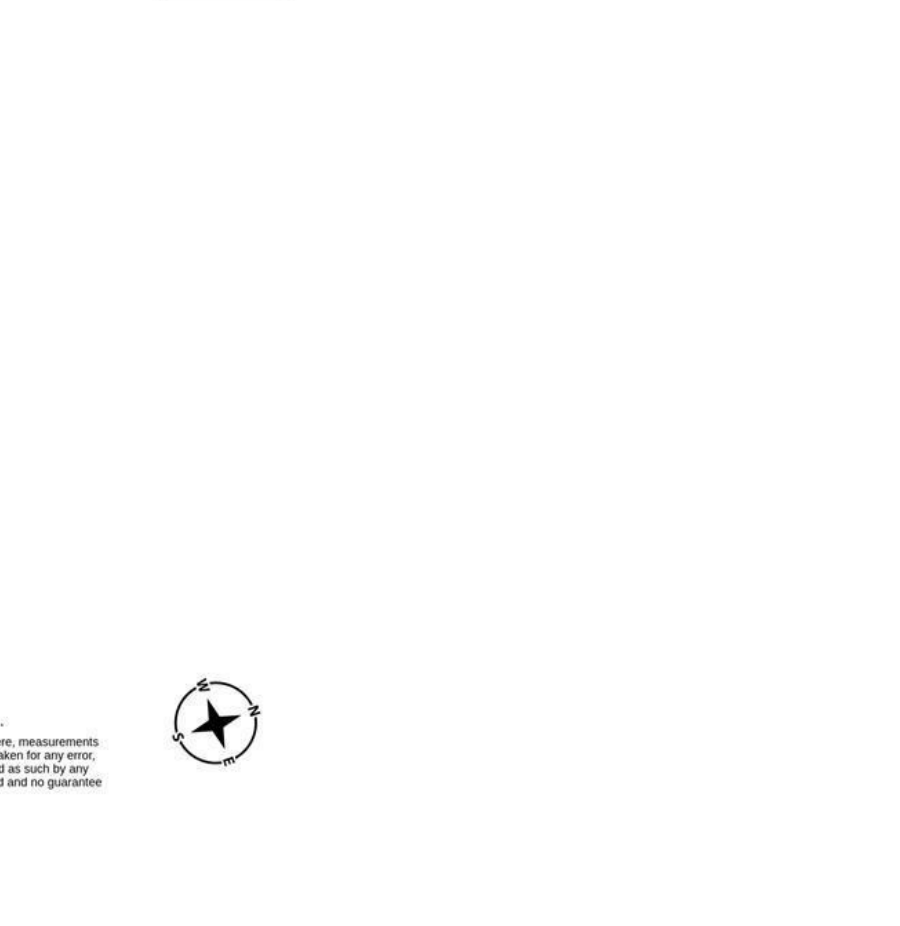


TOTAL FLOOR AREA : 1636 sq.ft. (152.0 sq.m.) approx.

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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