



Park Road, Chorley

£284,995

Ben Rose Estate Agents are pleased to present to market this exceptional seven-bedroom detached property, brimming with character and history, located in the charming area of Chorley, Lancashire. Originally built in 1881, this unique home combines two houses into one and previously served as a music school. Nestled in a convenient location, the home offers easy access to Chorley's excellent amenities, including local shops, schools, and dining options. For commuters, Chorley train station is just a short drive away, providing direct routes to surrounding cities, while nearby motorways, including the M6 and M61, offer straightforward access across the region.

Upon entering, you're welcomed by an awe-inspiring entrance hallway, adorned with intricate woodwork and charming original features throughout. The ground floor boasts four generously sized reception rooms, each full of potential and showcasing high ceilings and period details. The home also features two office rooms ideal for remote work or study, a kitchen with ample space for transformation, and a convenient downstairs shower room. Completing this level is access to a cellar/basement room, providing additional storage or renovation opportunities.

Moving to the first floor, the layout comprises four spacious double bedrooms, in addition to three versatile bedrooms that can easily function as additional office space, guest rooms, or play areas. The family bathroom offers ample space, with potential for a stunning update to enhance the comfort and luxury of the upstairs living quarters.

The property's exterior is equally impressive, with two spacious driveways that accommodate multiple vehicles, framed by a mature privet hedge and a few established trees that add privacy and curb appeal. This property is a rare find with endless possibilities to restore it to its former glory, making it a truly remarkable investment.















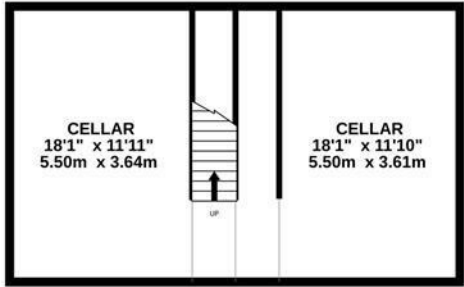




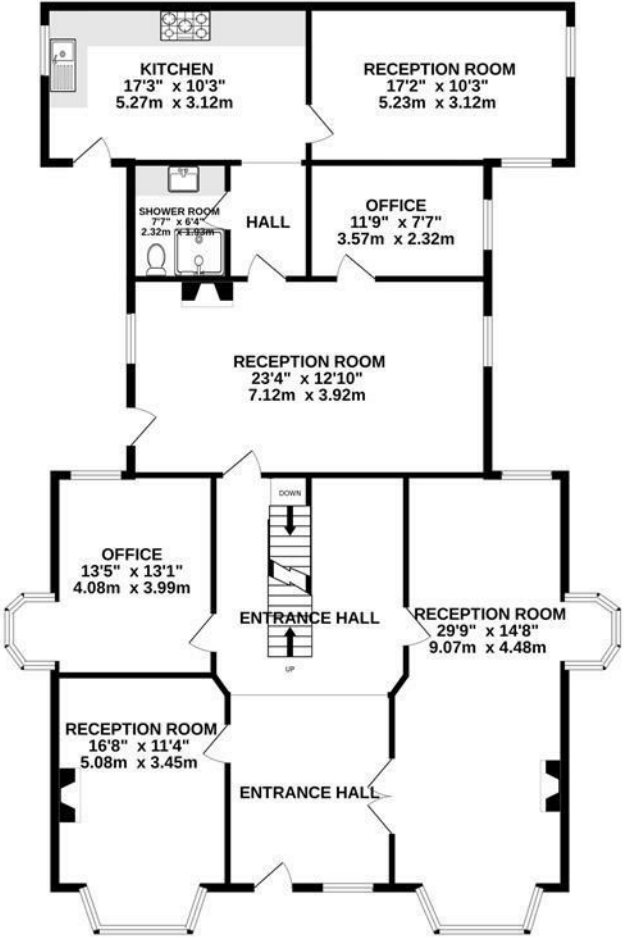


BEN ROSE

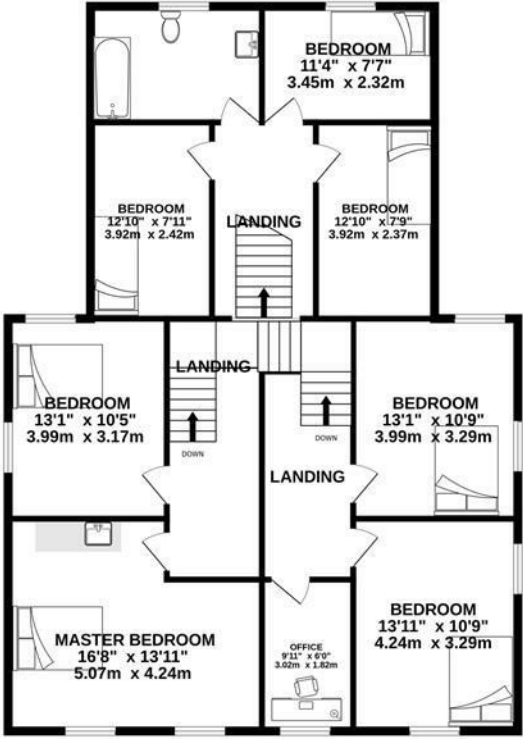
BASEMENT
532 sq.ft. (49.4 sq.m.) approx.



GROUND FLOOR
1782 sq.ft. (165.6 sq.m.) approx.



1ST FLOOR
1363 sq.ft. (126.6 sq.m.) approx.



TOTAL FLOOR AREA : 3677 sq.ft. (341.6 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.

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		
	61	74
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		
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Not environmentally friendly - higher CO ₂ emissions		
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