



## Blackburn Road, Chorley

**Offers Over £209,995**

Ben Rose Estate Agents are pleased to present to market this fantastic investment property and development opportunity with significant potential. This charming two-bedroom detached bungalow, located in Chorley, sits just a five-minute drive from the town centre and is ideally positioned within easy reach of local amenities including shops, schools, and cafés. Excellent transport links are available with Chorley train station and regular bus routes nearby, as well as convenient access to the M6 and M61 motorways, providing seamless connections to Preston, Bolton, and Manchester. The property also offers exciting potential to extend and convert into a four-bedroom home, with planning permission already granted.

Entering the property through the entrance porch, you are welcomed into the central hallway. To the left, you'll find the spacious lounge featuring a vintage Parkray fireplace and a large bay window overlooking the front aspect. The lounge leads through to the kitchen/diner at the rear, which includes fitted wall and base units and provides access to both the three-piece family bathroom and the bright, airy conservatory which enjoys double patio doors opening directly onto the rear garden.

Back through the hallway, you'll find two well-proportioned double bedrooms, both benefitting from integrated storage. Additional practicality is offered by the partially boarded loft with a convenient pull-down ladder.

Externally, the front of the property enjoys open views from its elevated position, with approximately 25 metres of multi-tiered garden space and steps leading from street level up to a raised patio and the main entrance of the home. At street level, there is a detached garage providing off-road parking or useful additional storage. To the rear is another generously sized garden, extending around 16 metres, mainly laid to lawn with a flagged patio area and a charming summer house. To the side of the property, an attached work shed offers versatile space for hobbies, storage, or potential development.

The property benefits from granted planning permission for the addition of two front dormers and alterations to the front elevation, making it ideal for growing families or those looking to expand their living space. Early viewing is highly recommended to avoid disappointment and fully appreciate the potential this home has to offer.





































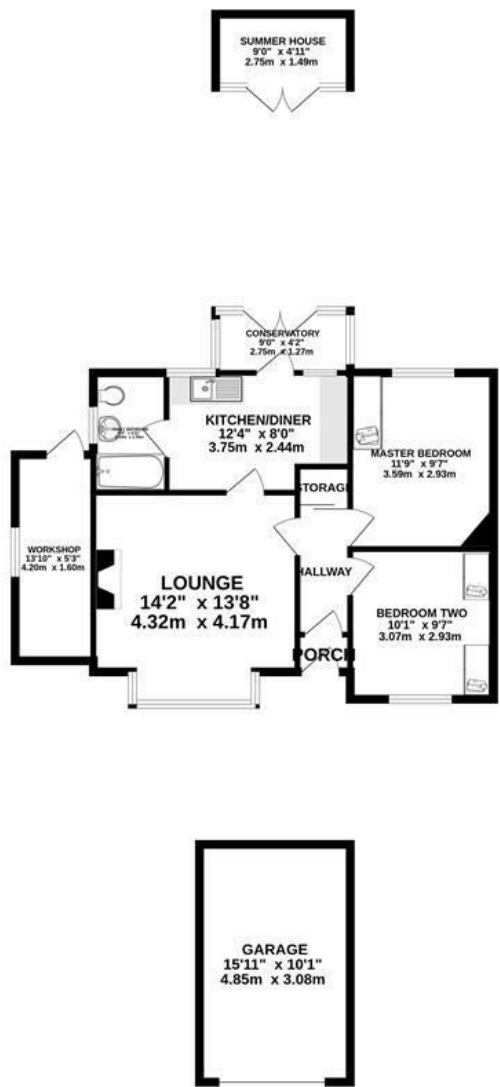






# BEN ROSE


GROUND FLOOR  
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
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
		