



Southport Road, Chorley

Offers Over £424,995

Ben Rose Estate Agents are pleased to present to the market this spacious four bedroom detached property with stunning traditional features in a sought after area of Chorley. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) and benefits from good local schools, shops and amenities. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming reception hall leading to most of the ground floor rooms. To the left is a cosy family room that features a working coal fireplace that could easily be turned back into a traditional one. Across the halls is the spacious front lounge with a stunning open wood burning fireplace that creates a cosy and inviting atmosphere at all times. It's worth noting that both these rooms boast original hardwood parquet flooring that are currently hidden by carpet, providing options for the new occupants. Continuing further through the lounge is a bright family room / dining room that looks over the huge garden. This is a versatile room that could be used in a variety of ways and leads out to the garden via patio doors. Completing the ground floor is the kitchen that comes complete with ample worktop space and integrated appliances. There is also access to the rear garden and garage from here.

The first floor of the property can be accessed via the main staircase in the reception hall which leads to three double sized bedrooms with a cosier single bedroom. The master bedroom offers a vast amount of space as well as great views of the rear garden and nature behind the house. Bedroom Two and Three have integrated storage options built in. The floor is complete with an large four piece family bathroom with a sunken bath as well as a spacious walk in shower. There is also a single WC located just at the top of the stairs.

Externally, this property comes with a large garden plot that receives a lot of light throughout the day, even in the winter months, providing a tranquil retreat for family gatherings or for relaxation. The house boasts a large driveway that could easily accommodate several vehicles. There is also a small well kept garden located at the front as well. The property comes with a huge three car garage that has its own WC as well as a worktop that is being used as a utility room by the current owners.

Overall this house has tones of character as well as a plethora of opportunity with versatile spaces, especially with its new double glazing and hidden hardwood and tiled floors, this home offers the perfect canvas to make into the ideal home.















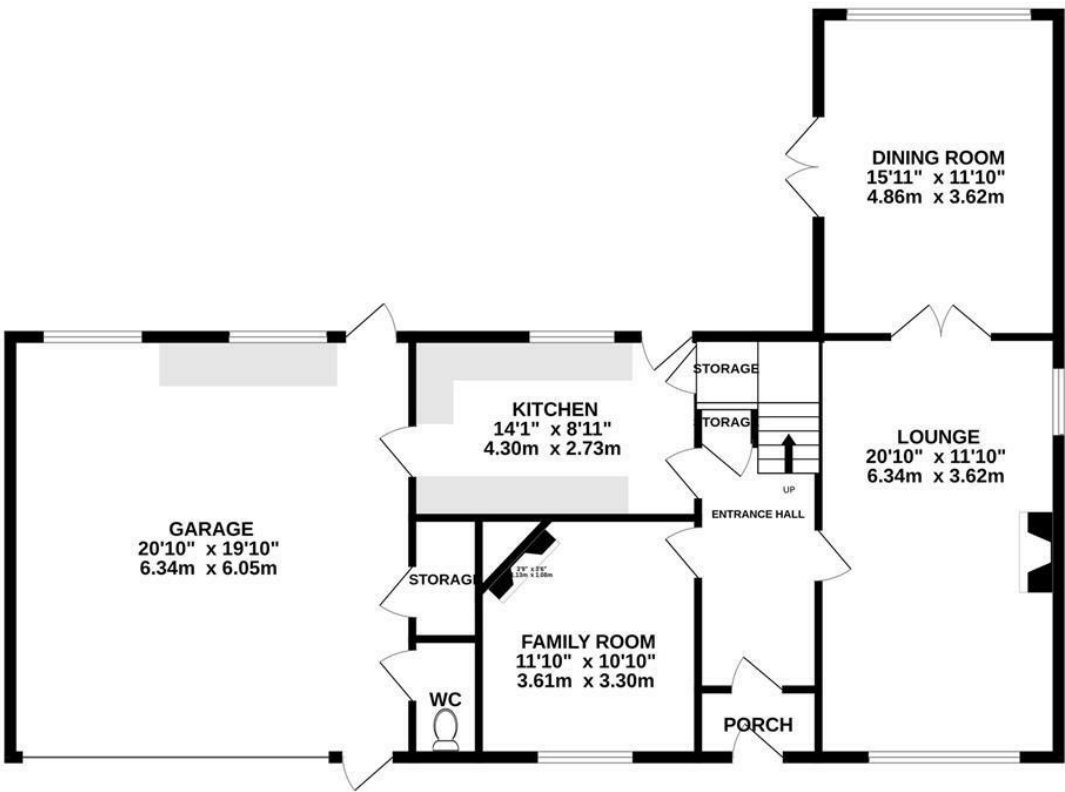




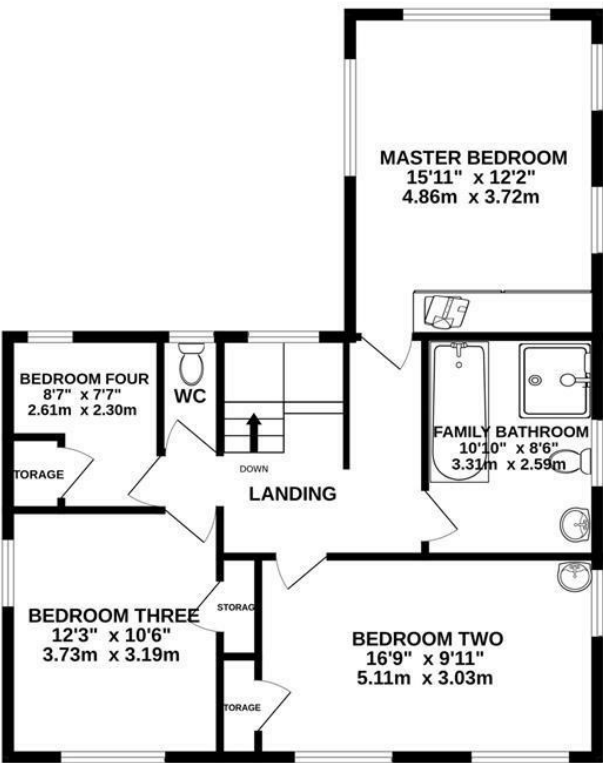


BEN ROSE

GROUND FLOOR
1255 sq.ft. (116.6 sq.m.) approx.



1ST FLOOR
798 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 2054 sq.ft. (190.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	50	78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

