



Harrison Road, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this excellent investment opportunity and project house / business with significant potential. This property, located near Chorley, is a short five minute drive from the town centre and is surrounded by a variety of amenities, including several supermarkets, pubs and schools. With outstanding travel links via the nearby bus stop and M61 motorway, this home / shop offers both convenience and accessibility.

The ground floor of the property has previously been used as a shop and still retains the shop front and certain interior features that would help it function as one. The back left side and first floor function as accommodation with a kitchen, family bathroom and two large bedrooms.

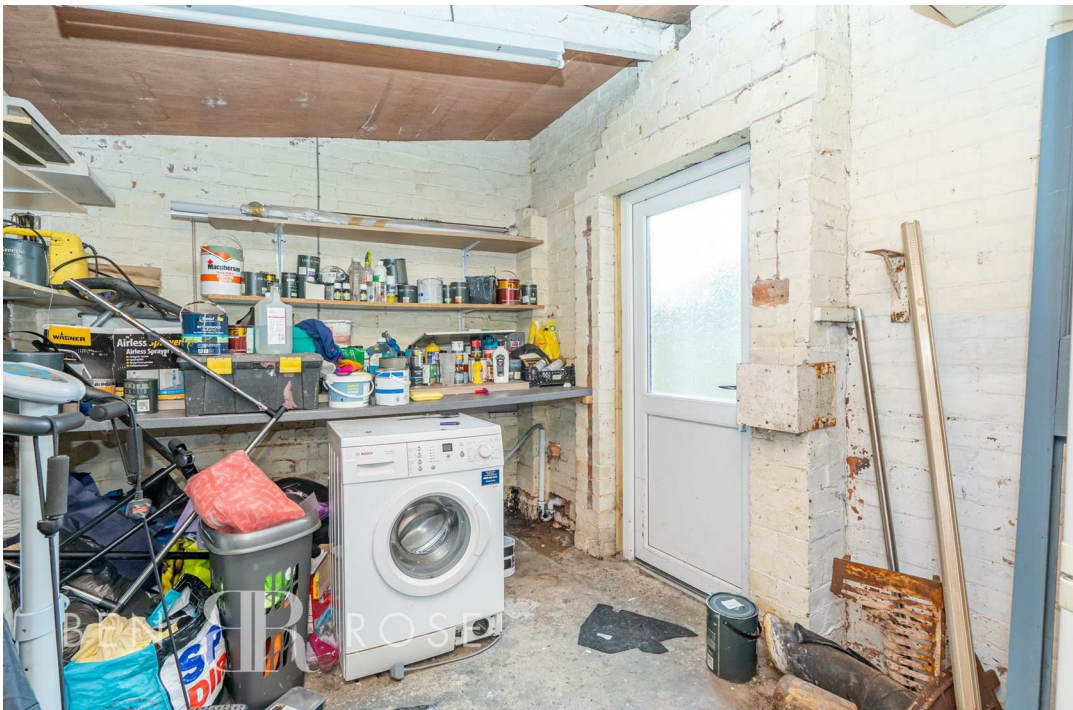
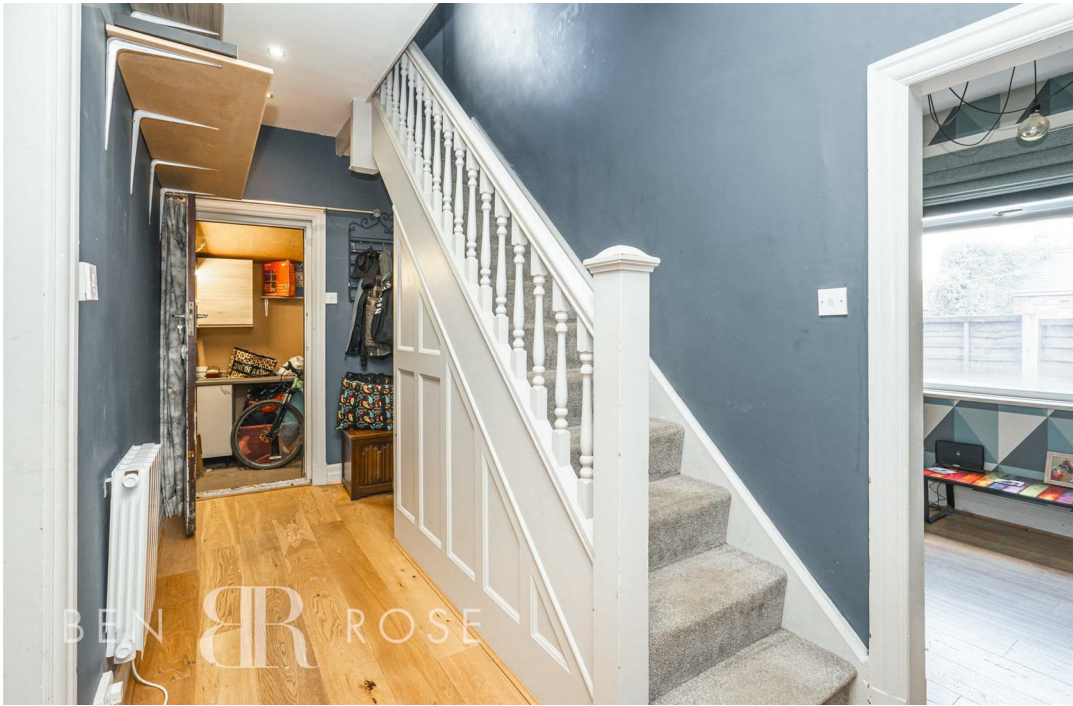
Entering the building you will find a large shop front window keeping the space nice and bright. Adjacent is a lounge area with a substantial, built in wood fire as well as patio doors leading on to the driveway. Moving to the rear you will find a convenient utility room as well as a practical WC. There is also another room that is functioning as a cosy family room. Completing this floor you will find a very large garage / workshop that spans more than the length of the house and opens up to the back providing access to the rear yard.

Moving to the first floor are two sizable double bedrooms as well as a three piece family bathroom with a large walk in shower. On the landing there is also a small washroom with another toilet and sink. Completing the floor is the kitchen with built in appliances and a good amount of worktop space.

Externally, the home benefits from a driveway and a garage, providing ample space for vehicles. If you are looking for your own business as well as somewhere to live then this is an ideal opportunity. This property represents a fantastic potential for those seeking a project.

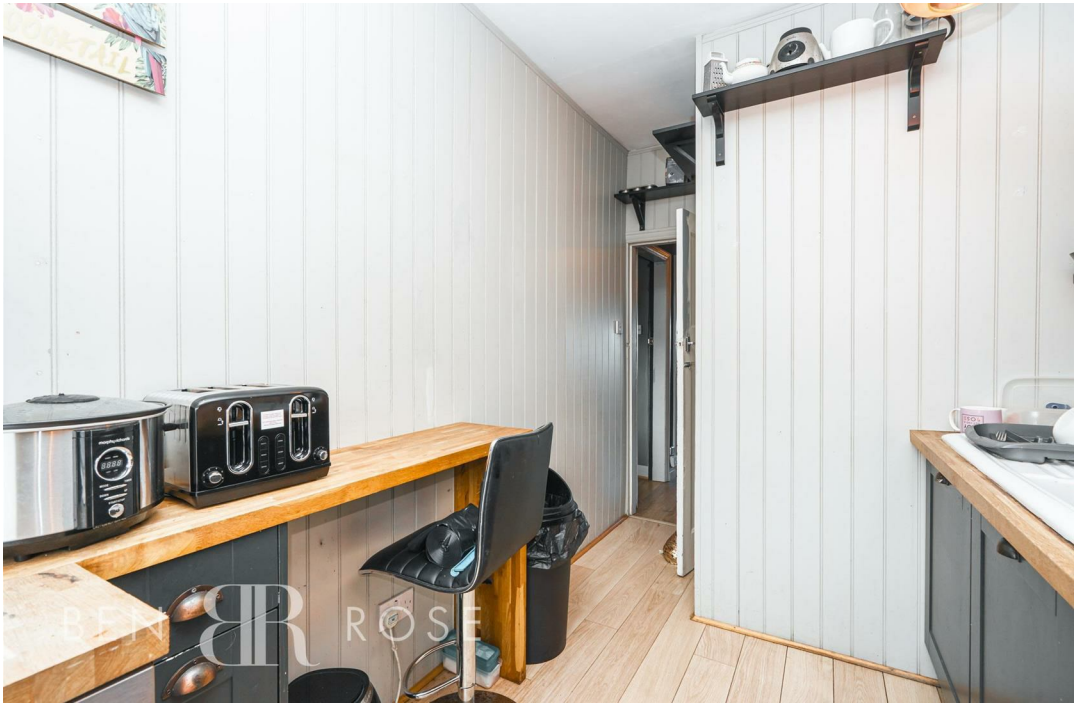








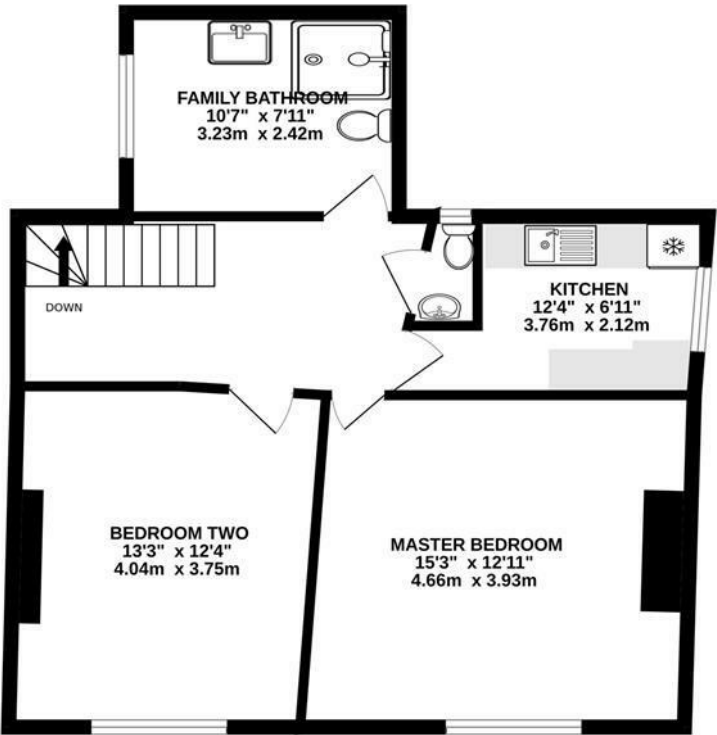
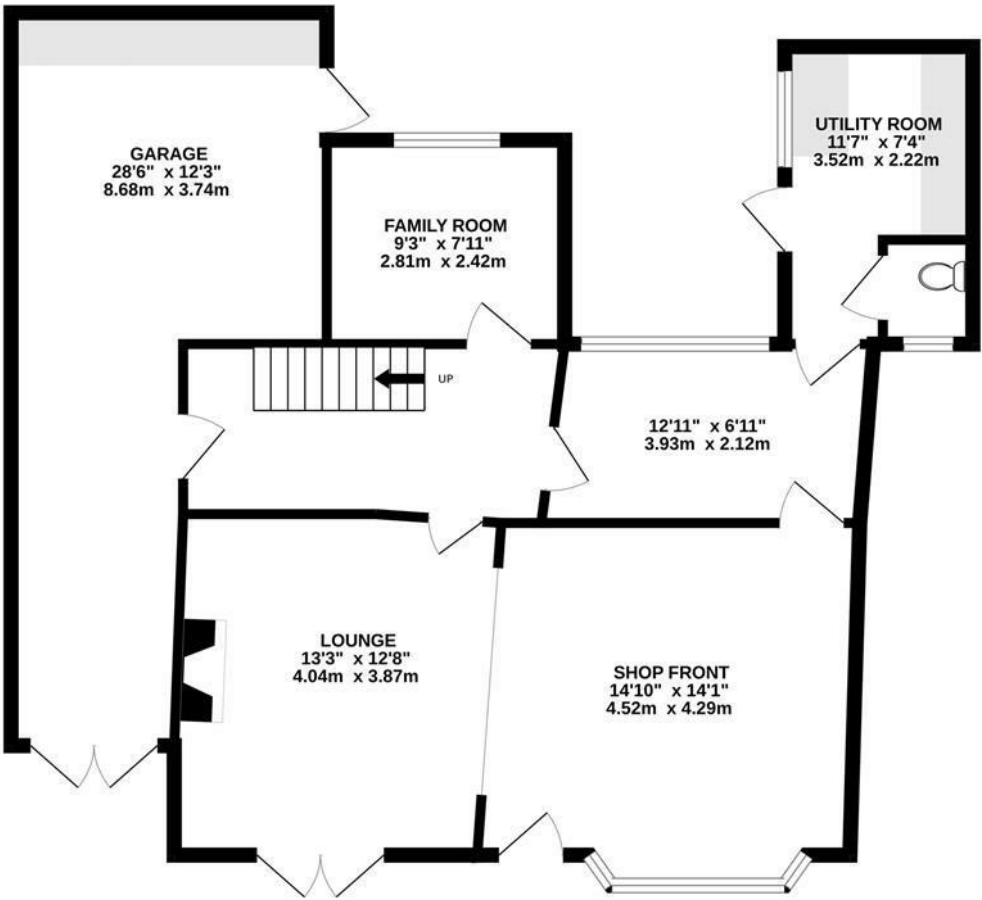




BEN ROSE

GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.

1ST FLOOR
596 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1540 sq.ft. (143.1 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		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(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 

