



Railway Road, Chorley

Offers Over £174,995

Ben Rose Estate Agents are delighted to present to the market this deceptively spacious three-bedroom end-terraced property, located in a popular residential area in the heart of Chorley. This charming home retains many of its original features and character and offers excellent potential for modernisation, making it an ideal opportunity for buyers looking to create a contemporary family home or add value through renovation. Ideally situated within walking distance of local schools, supermarkets, and amenities, the property is perfectly suited to families and professionals alike. Commuters will also benefit from excellent transport links, with Chorley train station just a short distance away, regular local bus routes, and easy access to both the M6 and M61 motorways.

Stepping into the property, you will find yourself in the welcoming entrance hall. Directly ahead is the staircase to the upper level, featuring its original Georgian banister which adds a touch of period character. On the left, you will enter the spacious lounge, which includes a central fireplace and a large window overlooking the front aspect. The lounge flows seamlessly into the dining room through double doors. The dining room also features a central fireplace and offers ample space for a large family dining table.

Moving through, you will find the generously sized kitchen/diner. The kitchen provides ample storage with space for freestanding appliances, along with room for an additional dining table. Just off the kitchen lies a convenient utility room with a sink, offering practical space for extra appliances. At the rear of the property is the sunroom - a bright space featuring a large skylight and a charming wood-burning stove. A single door here provides access out to the garden. Completing the ground floor is a convenient WC located off the central hallway.

From the hallway, you will also find access down to the cellar. The cellar occupies the full footprint of the original house and, while in need of renovation, offers fantastic potential to create versatile additional living space, benefitting from both internal and external access.

Moving up to the first floor, you will find three well-proportioned bedrooms, with bedroom two benefiting from a walk-in wardrobe/dressing room. The master bedroom is particularly spacious and provides scope to be reconfigured into two double bedrooms if desired. The four-piece family bathroom completes this level.

Externally, there is ample on-street parking to the front and side of the property. The home occupies an enviable corner plot, where you will find a generously sized garden paved with high-quality York stone and featuring double gated access.

The property formerly had approved planning permission for conversion into two self-contained flats. While this has since lapsed, it suggests that a future application for a similar arrangement could be considered favourably, subject to planning, offering buyers flexibility for future development.



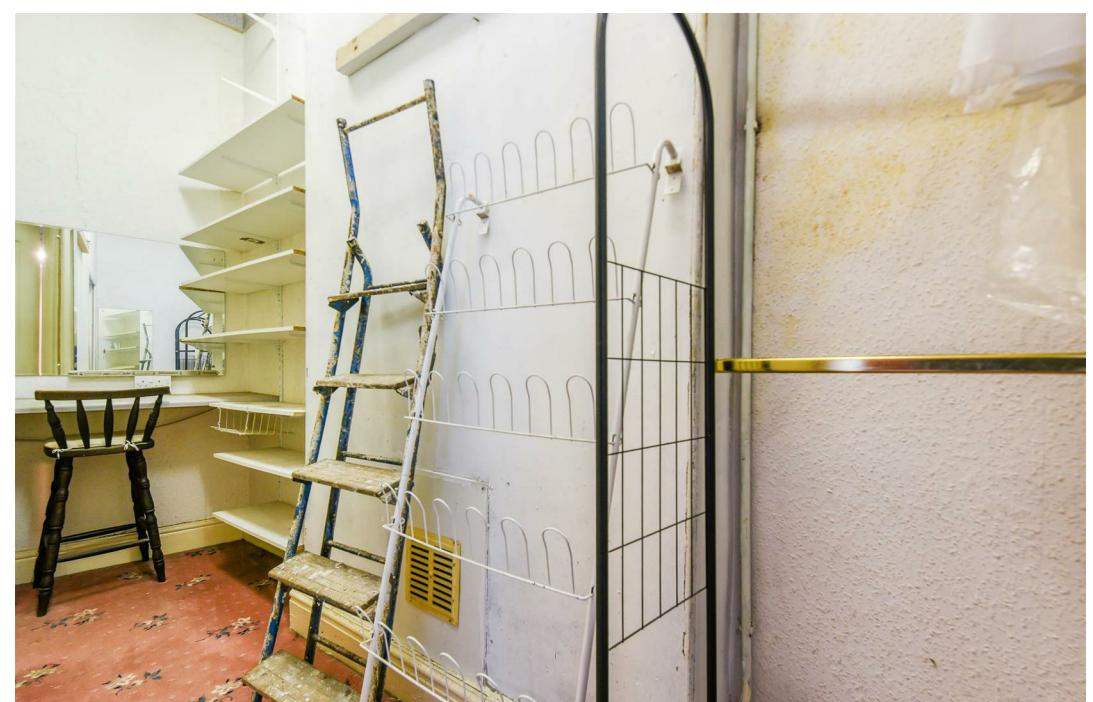
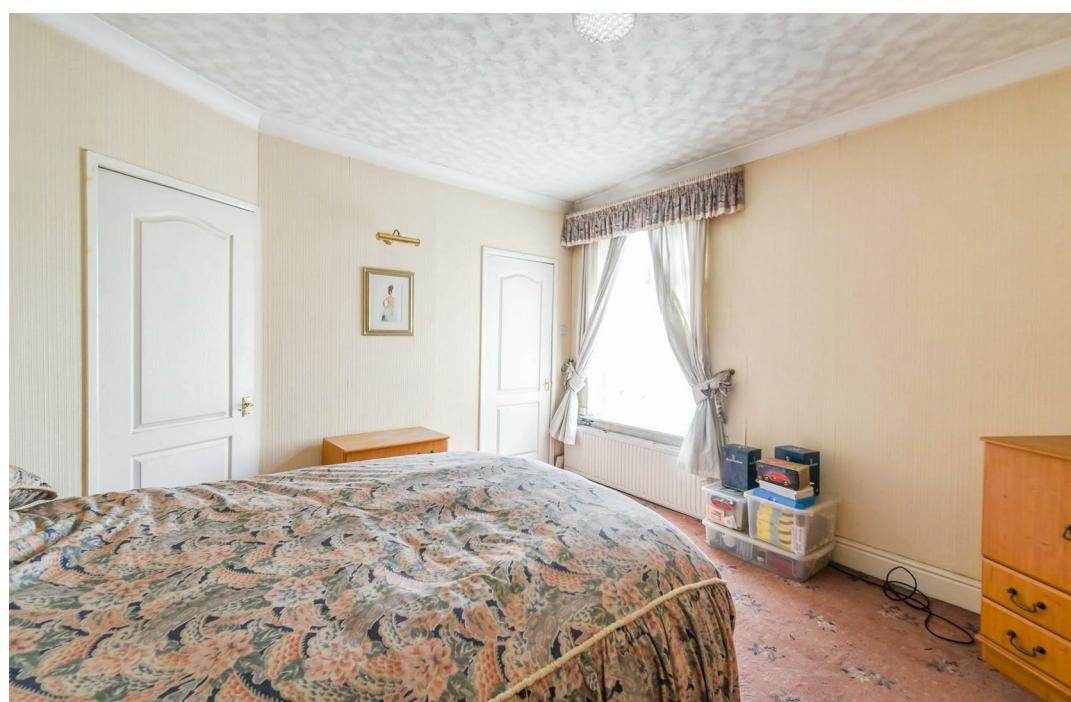


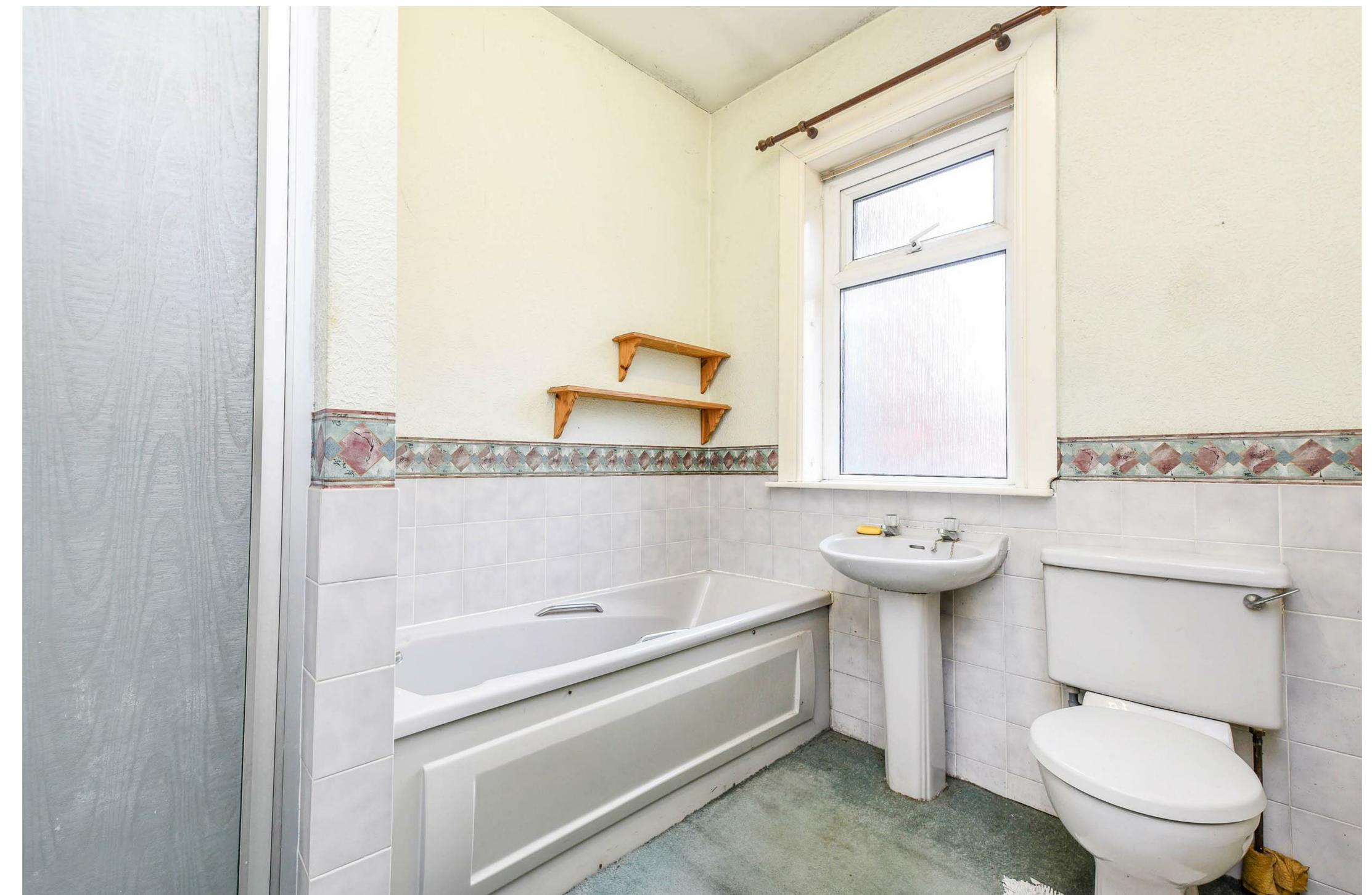








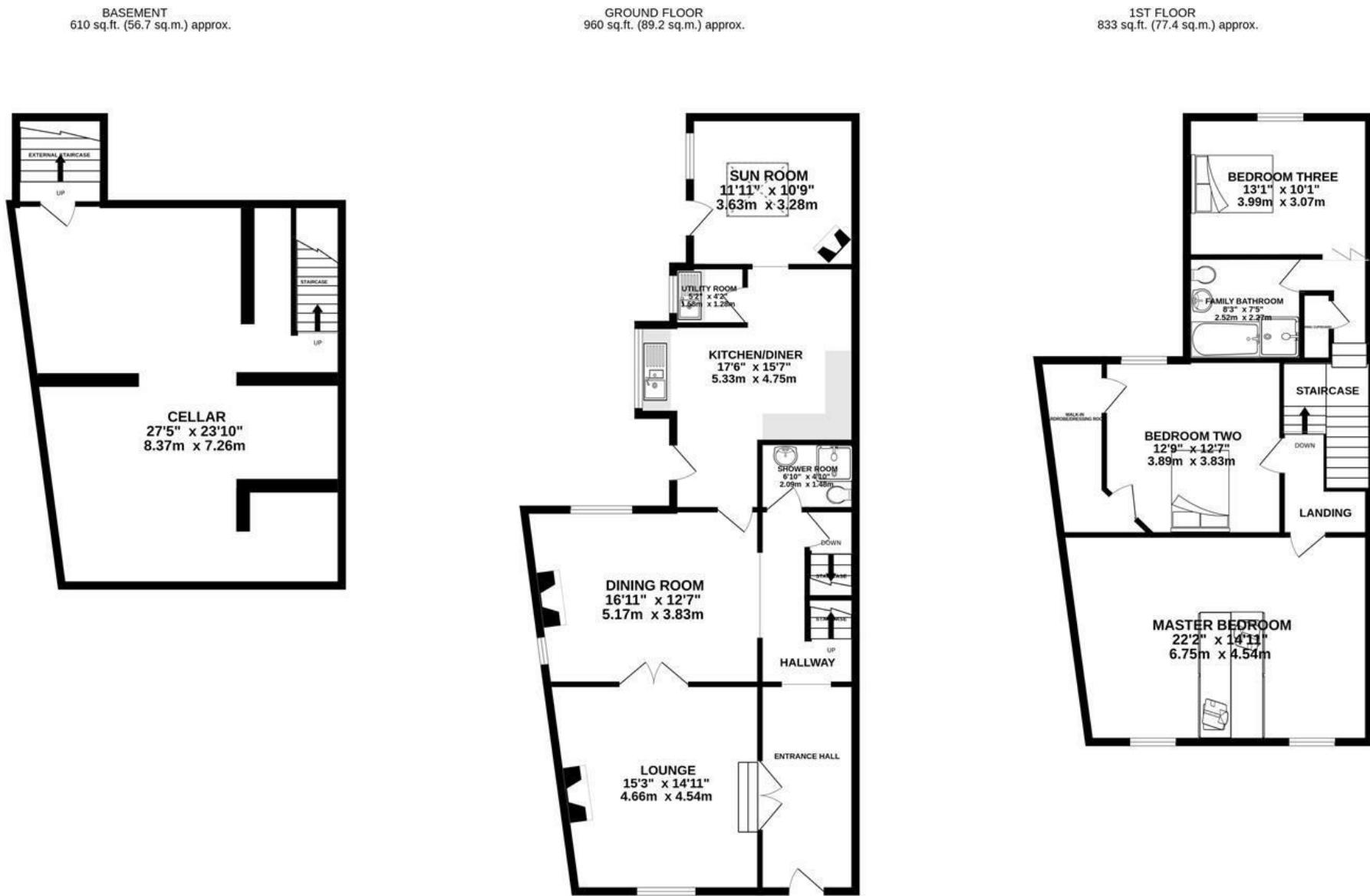








BEN ROSE



TOTAL FLOOR AREA: 2403 sq.ft. (223.2 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	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	10
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	

