



GUILDHALL  
SALES & LETTINGS

## 36 Park Road

, Chorley, PR7 1QU

£320,000



\*\*CASH PURCHASERS ONLY\*\*

Nestled on the vibrant Park Road in Chorley, this property presents a remarkable investment opportunity. This charming house boasts three well-proportioned bedrooms, providing ample space for family living or potential rental income. The bathroom features a four-piece suite, ensuring both comfort and convenience for residents.

In addition to the residential aspect, the property includes two ground floor shops, offering a unique chance to generate additional revenue. These commercial spaces can cater to a variety of businesses, making it an attractive proposition for savvy investors or entrepreneurs looking to establish a presence in this bustling area.

The location on Park Road is ideal, with easy access to local amenities, schools, and transport links, enhancing its appeal for both residential and commercial tenants. This property not only offers a comfortable home but also the potential for a lucrative investment, making it a rare find in the current market. Whether you are looking to expand your property portfolio or seeking a new venture, this house with its commercial spaces is



## Entrance Hall

UPVC double glazed frosted door, coving, original tiles, stairs to first floor.

## Studio

UPVC double glazed window, UPVC double glazed frosted door for access, coving, lino floor.

## Utility

UPVC double glazed window, wall mounted sink, mixer tap, lino floor, door to hall.

## Hall

Doors to cellar, WC and barber's.

## WC

Low rise wall mounted sink, mixer tap, lino floor.

## Store

2 x UPVC double glazed windows, open brick fireplace.

## Barber

2 X UPVC double glazed windows, stainless steel sink with mixer tap, lino floor.

## Lower Ground Floor

Cellar in the process of being converted to flats, has wiring for electric.

## First Floor

### Reception Room

2 X UPVC double glazed window, central heating radiator, ceiling rose, coving, log burner, slate hearth.

### Kitchen

UPVC double glazed window, central heating radiator, 6 x spotlight points, range of wall, drawer and base units, composite sink with mixer tap, laminate units, built-in double oven, Island with 4 ring electric hob, extractor hood.

### Bathroom

UPVC double double glazed frosted window, 6 x spot light points, extractor, tiled walls, single shower, dual flush WC, pedestal wash basin and mixer tap, inset bath with mixer tap, lino floor.

### Landing

Coving, ceiling rose, central heating radiator, stairs to ground floor, doors to kitchen and bedrooms.

### Bedroom 3

UPVC double glazed window, central heating radiator.

### Bedroom 4

UPVC double glazed window, central heating radiator, laminate floor.

### Bedroom 5

UPVC double glazed window, central heating radiator.

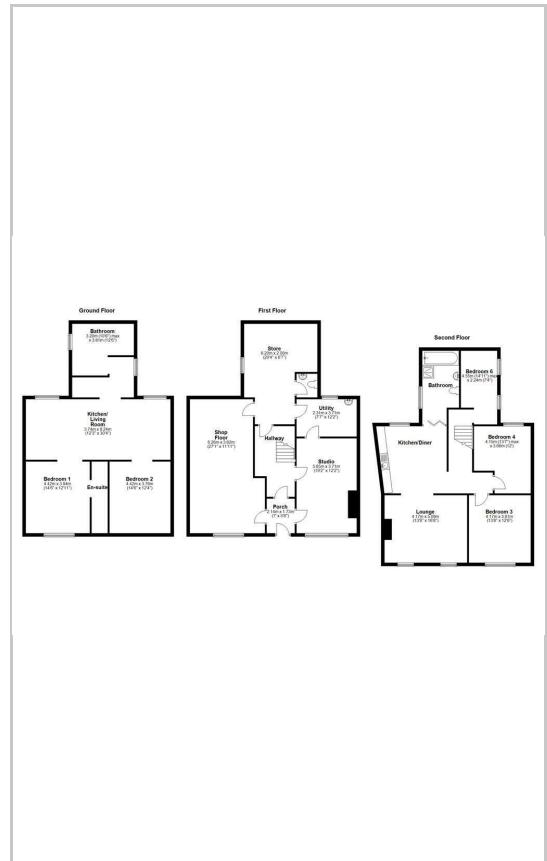
### Rear Garden

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plans



## Energy Efficiency Graph

