



## Harrison Road, Chorley

**Offers Over £219,995**

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom semi-detached home, tucked away within a quiet cul-de-sac location in the ever-popular town of Chorley. Ideal for first-time buyers looking to take their first step onto the property ladder, this well-proportioned home offers versatile living accommodation, generous outdoor space and excellent potential to create a wonderful long-term home. Conveniently situated, the property benefits from easy access to Chorley town centre, where you'll find a fantastic range of shops, supermarkets, cafés and leisure facilities. Families will appreciate the proximity to well-regarded local schools, while commuters can take advantage of excellent transport links including nearby bus routes, Chorley Train Station with direct services to Manchester and Preston, and easy access to the M61 and M6 motorways connecting to surrounding towns and cities across the North West.

Stepping through the vestibule entrance, you'll find the staircase positioned directly ahead, while to the left is the spacious lounge. Filled with natural light thanks to its dual aspect outlook, this welcoming reception room provides the perfect place to relax and unwind, further enhanced by an attractive feature fireplace that creates a cosy focal point. Across the hallway, the dining room offers a versatile second reception space with ample room to accommodate a large family dining table, making it ideal for entertaining guests, family meals or even use as a home office if desired. To the rear of the home is the kitchen, fitted with an integrated oven and offering plenty of practicality for day-to-day living. Located just off the kitchen is a useful storage cupboard which leads through to a convenient ground floor WC.

To the first floor, the property continues to impress with three well-proportioned bedrooms, each offering flexibility to suit a variety of needs, whether as sleeping accommodation, a nursery or a dedicated workspace for those working from home. Serving the bedrooms is the three-piece family bathroom, fitted with an over-the-bath shower to provide both convenience and functionality for modern family life.

Externally, the property boasts a driveway to the front providing off-road parking for up to three vehicles, a valuable feature for both homeowners and visiting guests. To the rear, the good-sized garden has been designed with ease of maintenance in mind, being predominantly flagged whilst also featuring gravelled sections that offer additional seating or planting opportunities. A handy outbuilding provides excellent storage solutions for garden equipment and outdoor essentials. Combining a sought-after cul-de-sac setting, spacious accommodation and excellent access to local amenities and transport links, this fantastic home presents an ideal opportunity for first-time buyers seeking a property they can move straight into and make their own.





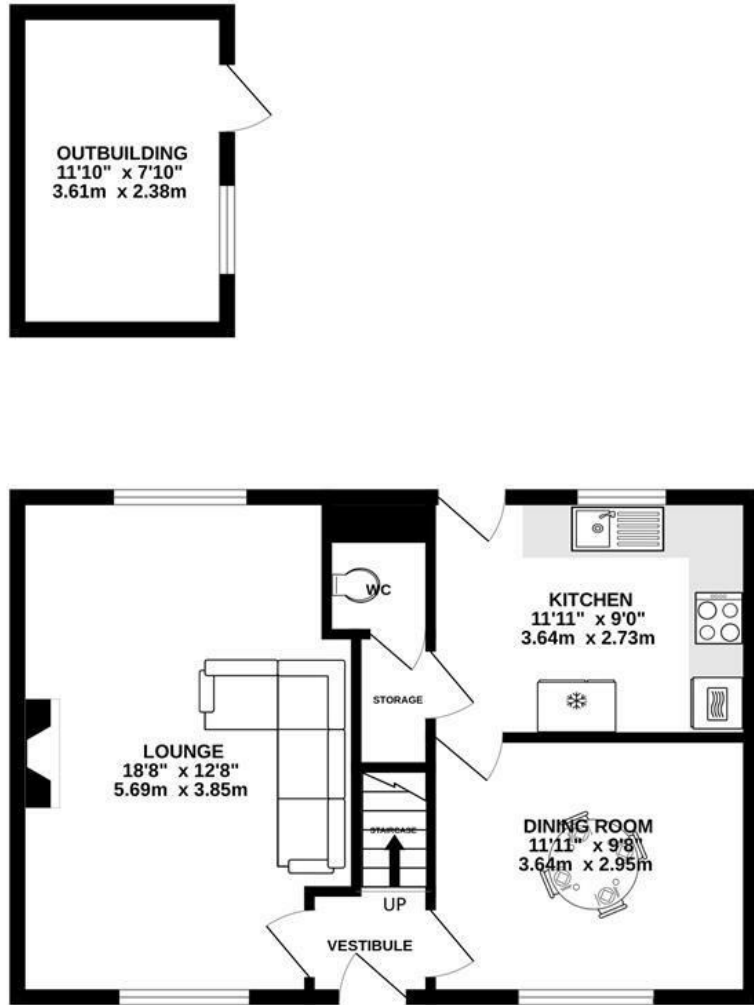




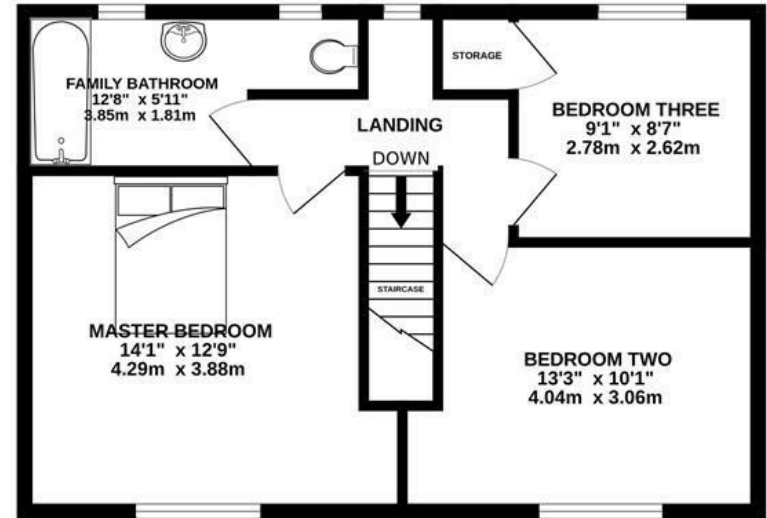




GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.

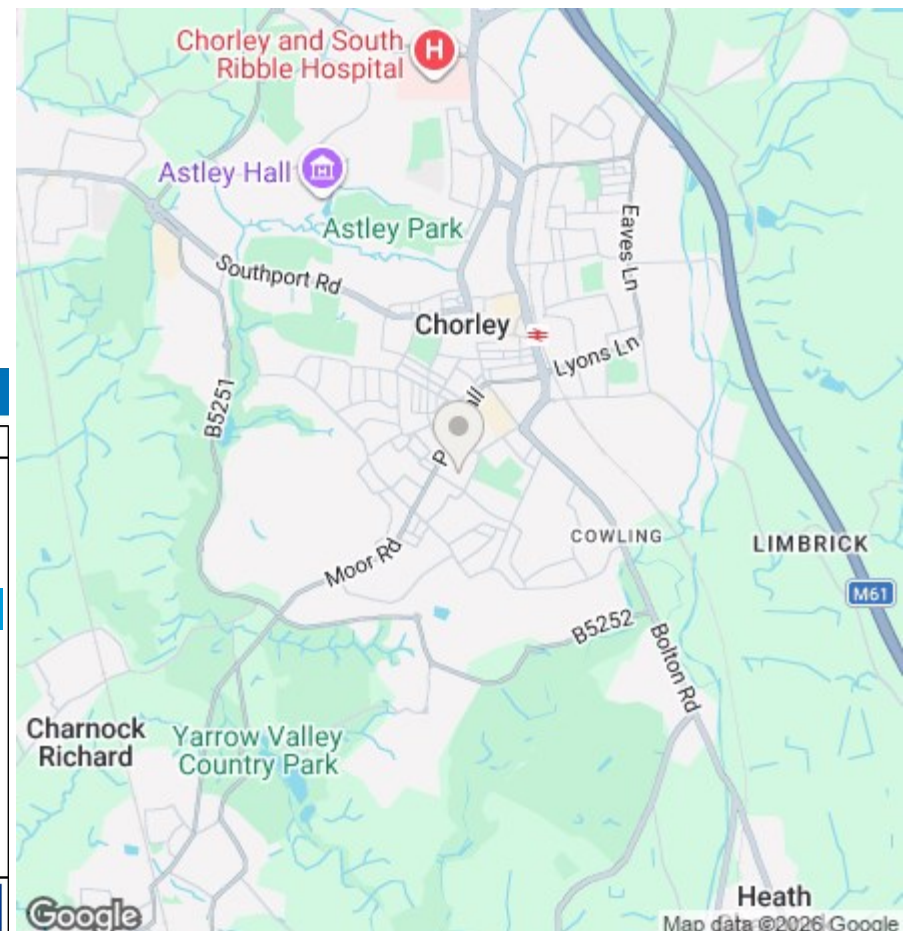


TOTAL FLOOR AREA : 1103 sq.ft. (102.5 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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