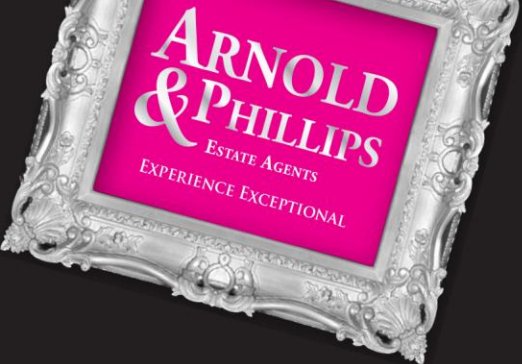
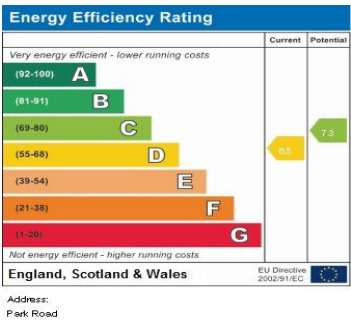
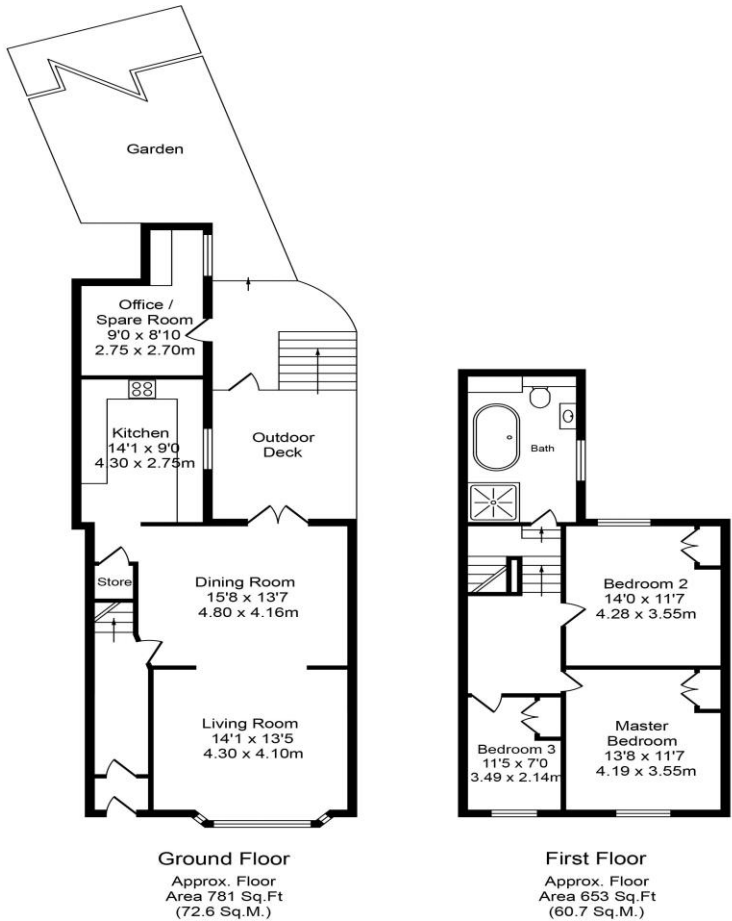


Park Road, Chorley



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Total Approx. Floor Area 1434 Sq.ft. (133.3 Sq.M.)  
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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Homes within this highly sought-after location rarely come to the market and so we would strongly recommend an early internal inspection to avoid missing out on this superb three/four bed extended terraced home. The property could not be located in a more convenient position, not only being within a short stroll of the vibrant town centre of Chorley and, therefore, benefiting from ease of access to an abundance of shops and amenities, but also both the bus and train station, which will be ideal for those with a commute to consider, as well as being on the right side of town for swift access to the motorway network, with the M61 and M6 motorways accessible within just a couple of minutes, ensuring major commercial centres such as Manchester, Preston and Bolton are within easy reach. For the youngest members of the family, well regarded schools are within walking distance, including St, Michaels C.E. and Parklands High Schools, which is always an important consideration with any potential family home.

The generous accommodation extends to in excess of 1,434 square feet in total. Accessed via the welcoming hallway one will find stairs up to the first floor and entrance into the dining room and adjoining living room. This area feels light and spacious, with light flooding in from the bay window and French doors to the rear, but retains a cosy feeling due to log burner fire and crown mouldings which allow the property to retain its Victorian history. To the rear of the property is a modern kitchen with gloss wall and base units and complimentary wooden work surfaces, the space also benefits from an integrated oven, hob and extractor hood, as well as ample space for a double fridge and utilities. Rounding of the ground floor is also an office/spare room - but could also be transformed into a handy WC/utility if required. Moving up to the first floor, one will be amazed about the amount of space on offer - the landing itself could be utilised as further living space, with space for a reading nook or potential office set up. One will also find three ample sized bedrooms with fitted storage facilities, as well as the recently fitted four-piece bathroom consisting of a corner shower, free standing bath, wash basin and WC.

Externally, the property has a small front garden, decked dining area to the rear and a combination of patio and lawn - which benefits from high walls for that extra degree of privacy. Internal inspection is highly advised, and early viewing will be essential to avoid disappointment.





