



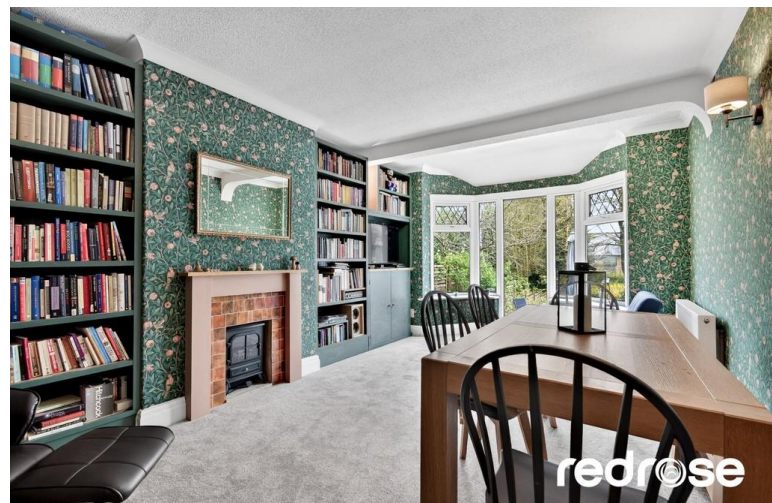
**redrose**

**176 Preston Road**  
Chorley, , PR6 7AZ

Rarely available to the market, this beautifully maintained family home has been lovingly cared for by the same owners for many years and is now ready for a new chapter. Boasting generously sized rooms, meticulously manicured gardens at both the front and rear, and a long driveway accommodating several vehicles, this property offers both comfort and practicality. With excellent potential to extend, similar to neighbouring homes, it presents a fantastic opportunity for families looking to make their mark. Early viewing is highly recommended!

**Offers over £310,000**  
EPC Rating 'TBC'





## Property Description

### HALLWAY

Step into a welcoming entrance porch leading to a bright and inviting hallway, featuring elegant French doors, a handy storage cupboard, and stairs to the first floor. Panelled doors open to the lounge, dining room, and kitchen, creating a smooth flow throughout the ground floor. With a ceiling light point and radiator, the hallway provides a stylish and practical introduction to this charming family home.

### LOUNGE

19' 11" x 11' 11" (6.07m x 3.63m) A beautifully bright and generously sized lounge, overlooking the meticulously landscaped rear garden. The room features a charming bay window and full-length window, flooding the space with natural light. Two ceiling light points and a radiator complete this welcoming and versatile living area, perfect for relaxing with the family or entertaining guests.



**DINING ROOM CURRENTLY USED AS A LOUNGE**  
15' 4" x 11' 11" (4.67m x 3.63m) Another generously proportioned room, featuring a charming double-glazed, leaded bay window to the front that floods the space with natural light. Complete with a ceiling light point and radiator, this versatile room offers plenty of space for living or relaxing.



**KITCHEN/BREAKFAST ROOM**  
15' 6" x 8' 11" (4.72m x 2.72m) A stylish and well-appointed kitchen, featuring a comprehensive range of wall and base units with complementary work surfaces and attractive tiled splashbacks. The space is fitted with a stainless steel sink and drainer with mixer tap, and includes a Falcon AGA dual fuel cooker, integrated dishwasher, microwave, and fridge freezer, combining functionality with a modern touch. Double-glazed windows to the rear and side fill the room with natural light, creating a bright and welcoming environment perfect for cooking, dining, and family gatherings.



**MASTER BEDROOM**  
15' 5" x 10' 10" (4.7m x 3.3m) A beautifully presented bedroom with a double-glazed bay window to the front, flooding the room with natural light. The space is enhanced by a ceiling light point, panel radiator, and a comprehensive range of built in wardrobes. Perfectly proportioned, this room combines comfort and practicality, making it an inviting retreat.



**BEDROOM TWO**  
13' 7" x 10' 10" (4.14m x 3.3m) A bright and well-proportioned bedroom with a double-glazed window to the rear, allowing natural light to fill the space. The room is complemented by a ceiling light point and a generous range of built in wardrobes, providing excellent storage while maintaining a stylish and uncluttered finish.

**BEDROOM THREE**  
10' 5" x 9' 0" (3.18m x 2.74m) A bright and airy room featuring a double-glazed corner window, which allows natural light to stream in from two aspects, creating a light-filled and welcoming space. Complete with a ceiling light point and radiator, this versatile room offers both comfort and flexibility, perfect for use as a bedroom, study, or sitting area.

**FAMILY BATHROOM**  
A modern three-piece suite comprising a WC, pedestal wash hand basin, Two double-glazed windows to the side fill the room with natural light, while a panel radiator adds comfort and warmth. Stylish and functional, this space provides both practicality and a contemporary feel.



#### EXTERNALLY

The property benefits from a well-established, mature garden to the front, complemented by a driveway providing parking to the front, side, and rear. A detached garage offers versatile space for vehicles or storage, completing this practical and appealing exterior.

A beautifully landscaped and private garden, featuring raised patio areas perfect for outdoor dining and entertaining. Steps lead to a manicured lawn with well-established borders, continuing to a further lawned area with gated access to the rear. Mature planting and thoughtful landscaping create a tranquil and delightful outdoor space, ideal for families and relaxing in style.



#### GARAGE

A detached garage situated to the rear of the property, complete with power and lighting, providing a versatile space for parking, storage, or a workshop.

#### LOCATION

Located in Chorley, this property benefits from excellent access to local amenities including shops, schools, and leisure facilities. The town offers great transport links, with nearby motorway connections and a train station providing easy access to Preston, Manchester, and beyond. Within walking distance of Chorley hospital. With a friendly community feel and plenty of green spaces nearby, Chorley is ideal for families and commuters alike.

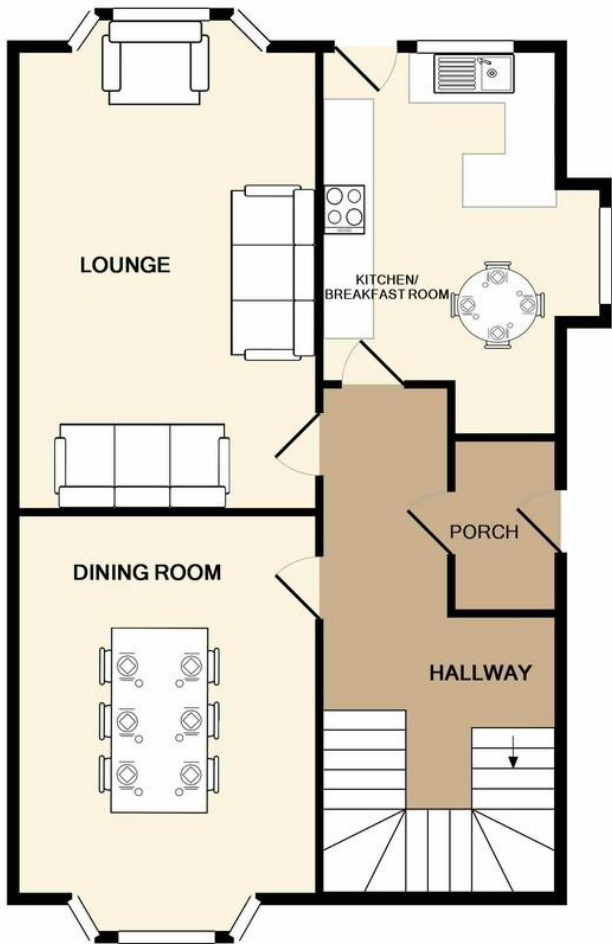


#### MORTGAGES

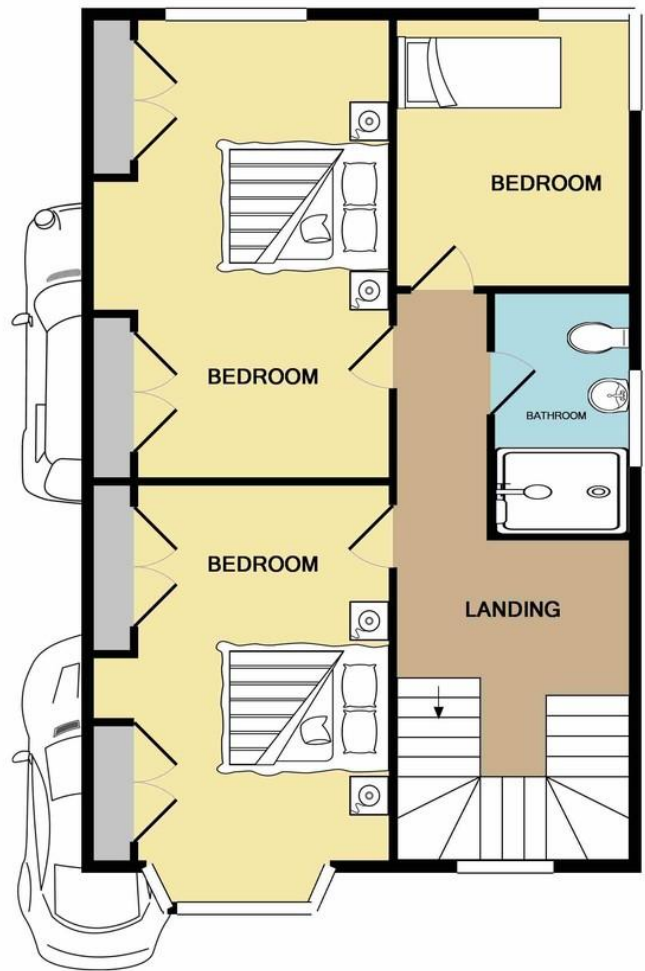
If you would like a free mortgage consultation our financial adviser will be able to meet with you, discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.







GROUND FLOOR  
APPROX. FLOOR  
AREA 757 SQ.FT.  
(70.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 740 SQ.FT.  
(68.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1498 SQ.FT. (139.1 SQ.M.)

%epcGraph\_c\_1\_378%

Redrose  
15 Barnes Wallis Way  
Buckshaw Village  
Chorley  
Lancs

www.redrosepm.co.uk  
sales@redrose.co.uk  
01772 456558

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements