



**HOME TRUTHS**  
SALES AND LETTING AGENT

Park Road, Chorley

PR7 1QN

£495,000



Substantial, elegant stone built Grade II listed Georgian property in the heart of Chorley just a short walk from the town centre and the main gates of the beautiful Astley Park. Set back behind a mature beech hedge you approach the impressive main entrance and step into the vestibule and then to the welcoming hallway. To the left the dining room has wooden flooring and imposing fireplace, and to the right is the sitting room also with fireplace. Leading off is the morning room with access to the smaller kitchen of the home comprising a range of wall and base units with integrated appliances including gas hob, double electric oven and grill and dishwasher. Completing the ground floor is the cloakroom. The lower floor has both internal and external access and occupying the whole of the basement. With beautiful flagged flooring and exposed beams this really has been the heart of the house for the current owners. The reception area has plenty of room for dining and comfortable furniture with the kitchen comprising a range of wall and base units with granite work surfaces, range cooker and integrated appliances including refrigerator and freezer, washing machine, central heating boiler and space, power and plumbing for additional appliances. There are two additional rooms which could be bedrooms or games rooms and a full bathroom. Delightfully wide stairs with return lead to the first floor landing where there are three substantial double bedrooms the largest of which has a nursery room off which would also make an excellent walk in wardrobe. . On the second floor you will find the fourth bedroom with walk in wardrobe, eaves storage and en suite.



Substantial, elegant stone built Grade II listed Georgian property in the heart of Chorley just a short walk from the town centre and the beautiful Astley Park. With over 2,600 square feet of versatile accommodation and able to support multigenerational living. Available with no upward chain.

Council Tax band: D

Tenure: Freehold

- Stunning Georgian property
- Grade II listed
- Many period features
- Video tour
- Within easy reach of the town centre
- No upward chain



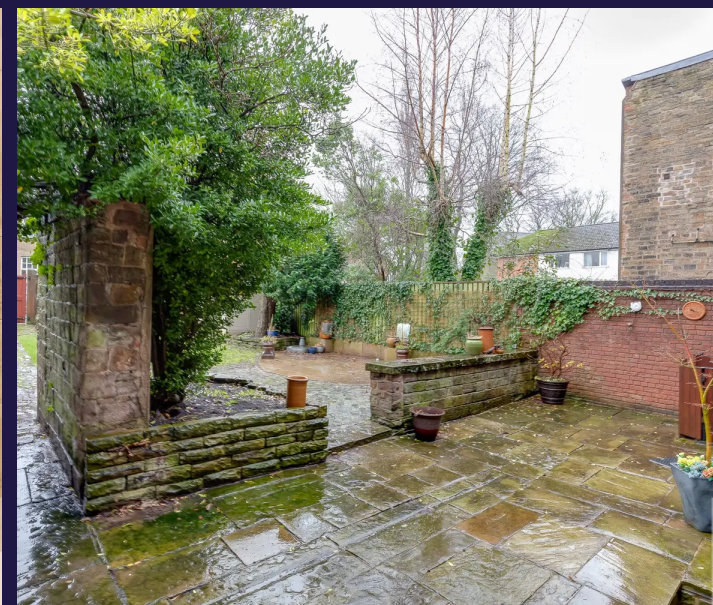
**Eccleston Branch**

265 The Green, Eccleston, PR7 5TF  
01257 451673

**Coppull Branch**

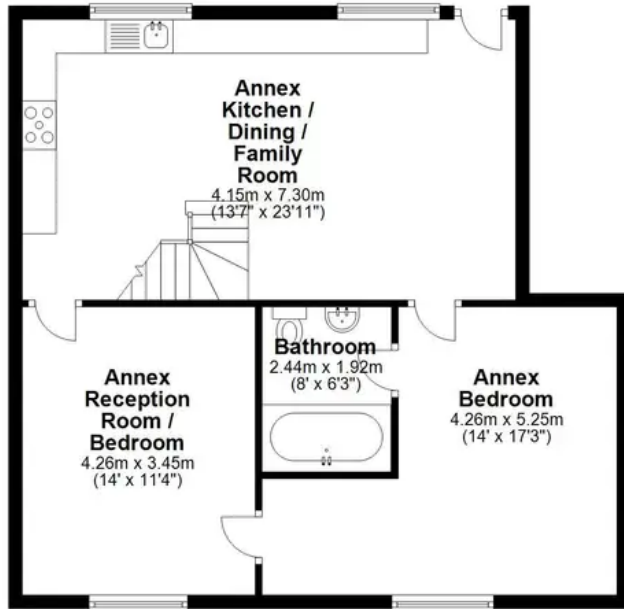
244 Spendmore Lane, Coppull, PR7 5DE  
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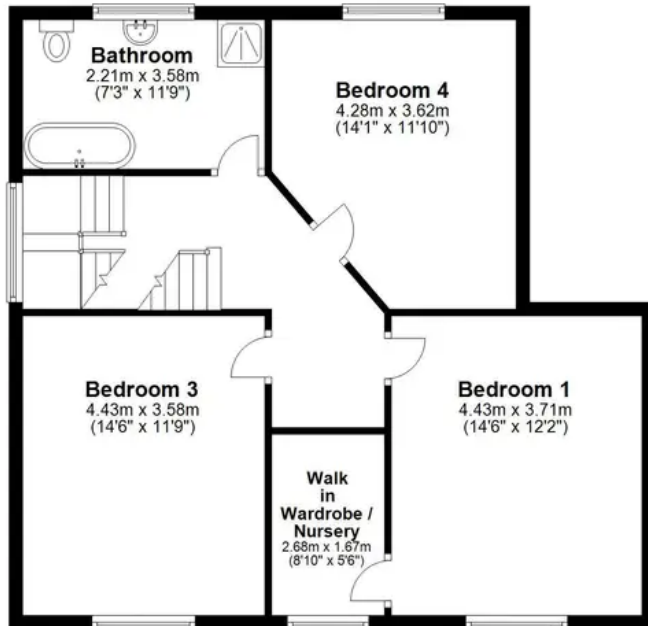
### Basement

Approx. 68.6 sq. metres (738.0 sq. feet)



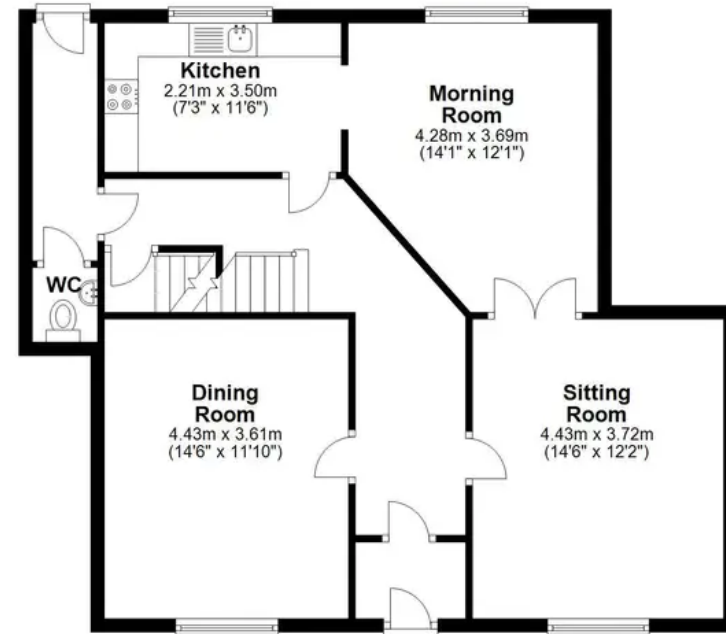
### First Floor

Approx. 72.6 sq. metres (781.2 sq. feet)



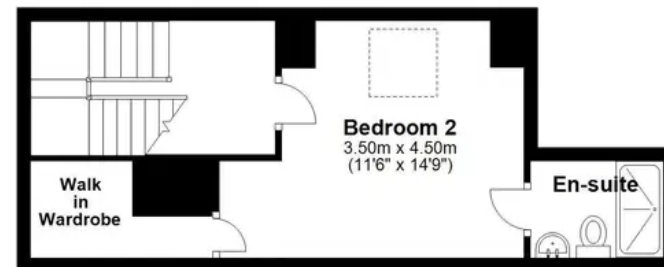
### Ground Floor

Approx. 77.6 sq. metres (835.4 sq. feet)



### Second Floor

Approx. 28.5 sq. metres (307.2 sq. feet)



Total area: approx. 247.3 sq. metres (2661.8 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE  
Plan produced using PlanUp.