



redrose

31 Bolton Road

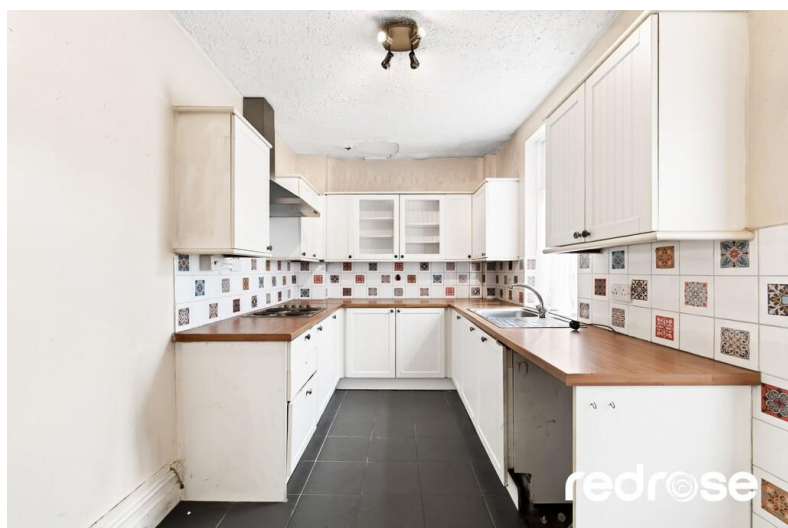
Chorley, , PR7 3AU

A fantastic opportunity to acquire this three-bedroom mid-terrace period home, full of character and offering excellent potential in need of modernisation. Offering spacious accommodation throughout, making it an ideal project for buyers.

Offers Over £100,000

EPC Rating 'C'

The ground floor comprises a generous lounge and a separate dining room providing additional living space, and a kitchen to the rear with access out to the garden. To the first floor are three bedrooms along with a family bathroom. Externally, the property benefits from a private rear yard/garden. Requiring updating throughout, this home presents a superb opportunity for investors, developers or buyers looking to add value and put their own stamp on. Early viewing is highly recommended to fully appreciate the potential.





Property Description

HALLWAY

A welcoming entrance hallway featuring stylish laminate flooring, a double radiator, and stairs rising to the first floor.

LOUNGE

13' 7" x 11' 11" (4.14m x 3.63m) A spacious lounge featuring a bay window to the front, allowing plenty of natural light, and a double radiator.

DINING ROOM

14' 1" x 12' 4" (4.29m x 3.76m) A spacious dining room with a double glazed window to the rear, a double radiator, and a useful built-in cupboard for additional storage.

KITCHEN

14' 0" x 7' 7" (4.27m x 2.31m) A fitted kitchen with a stainless steel sink and drainer with mixer tap, space for white goods and cooker, and a four-ring hob inset into the work surface. Double glazed window and door to the side



providing access outside.

LANDING

Landing with access to all first floor rooms.

MASTER BEDROOM

13' 9" x 10' 3" (4.19m x 3.12m) A spacious master bedroom with a double glazed window to the front and a radiator.

BEDROOM TWO

11' 11" x 8' 7" (3.63m x 2.62m) A well-proportioned second bedroom with a double glazed window to the rear and a radiator.

BEDROOM THREE

8' 10" x 6' 9" (2.69m x 2.06m) A good-sized third bedroom with a double glazed window to the front and a radiator.

BATHROOM

A four-piece bathroom suite comprising a bath, separate shower enclosure, wash hand basin, and low level W.C., with a double glazed window and radiator.

EXTERNALLY

An enclosed rear yard with gated access via a wooden gate to the rear.



LOCATION

Situated on Bolton Road in Chorley, this property enjoys a convenient and well-connected location, offering easy access to Chorley town centre, a range of local amenities, schools, and transport links. Chorley is a popular Lancashire town known for its blend of traditional character and modern convenience, with excellent commuter links to nearby towns and cities including Preston, Bolton and Manchester. The property is ideally positioned for everyday living, with shops, schools and services close by, making it an ideal choice for families, first-time buyers and investors alike.



MORTGAGES

A free mortgage consultation is available with our financial adviser, who can meet with you to discuss your requirements and assess your mortgage capacity. You will benefit from professional, independent advice together with support on any related services.





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