



41 Claremont Avenue, Chorley

Offers in Region of **£409,995**

**ARNOLD
& PHILLIPS**
ESTATE AGENTS



41 Claremont Avenue

Chorley, Chorley

Arnold and Phillips are delighted to present a captivating detached bungalow, sat on a corner and exemplifying charm and sophistication. With its timeless appeal, this property offers a unique opportunity to acquire a well-maintained and thoughtfully designed residence in a highly desirable neighborhood.

In addition to the impressive interior features, this captivating detached bungalow is situated in a prime location within a highly sought-after area. The property benefits from its close proximity to a range of local amenities and excellent schools, making it an ideal choice for families.

For commuters, the home's exceptional travel links provide unparalleled convenience. The nearby train station offers direct access to the surrounding region, while the proximity to the M6 and M61 motorways ensures seamless connectivity to major road networks. This strategic location allows residents to effortlessly navigate to their destinations, whether for work or leisure.

The accommodation begins with a welcoming entrance hallway that sets the tone for the rest of the home. This hallway leads to a character-filled reception room, which features a fireplace, creating an inviting atmosphere perfect for relaxation and entertaining. Adjacent to this, the sophisticated lounge area boasts a second fireplace, serving as an ideal retreat for unwinding after a long day. Both of these lovely rooms showcase a variety of exquisite features, including stunning stained glass doors that add a touch of elegance and charm. The beautiful coving and ceiling roses further enhance the aesthetic appeal, contributing to the rooms sophisticated atmosphere. Tasteful decor complements these architectural details, creating inviting spaces that exude character and warmth.

The open-plan kitchen diner is a stylish and inviting space, seamlessly blending modern design with functionality. It features a range style oven and hob, making it perfect for both cooking and entertaining. The dining area is particularly noteworthy, as it boasts a modern feature fire that adds a cosy ambiance, making it an ideal spot for family meals and gatherings. Complementing this elegant space are French doors that open out to the outdoor seating area, creating a harmonious flow between indoor and outdoor living. This arrangement allows for effortless entertaining and provides a beautiful setting for enjoying al fresco dining during warmer months.











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- Attractive Detached Bungalow
- Three Bedrooms with Ensuite to Master Bedroom
- Circa 1820 Square Feet
- Two Stunning Reception Rooms
- Stylish Open Plan Dining Kitchen with Garden Views
- Driveway Parking
- Garage
- Large front garden with space to side and back
- Decked Rear Seating Area
- Sought After Location

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



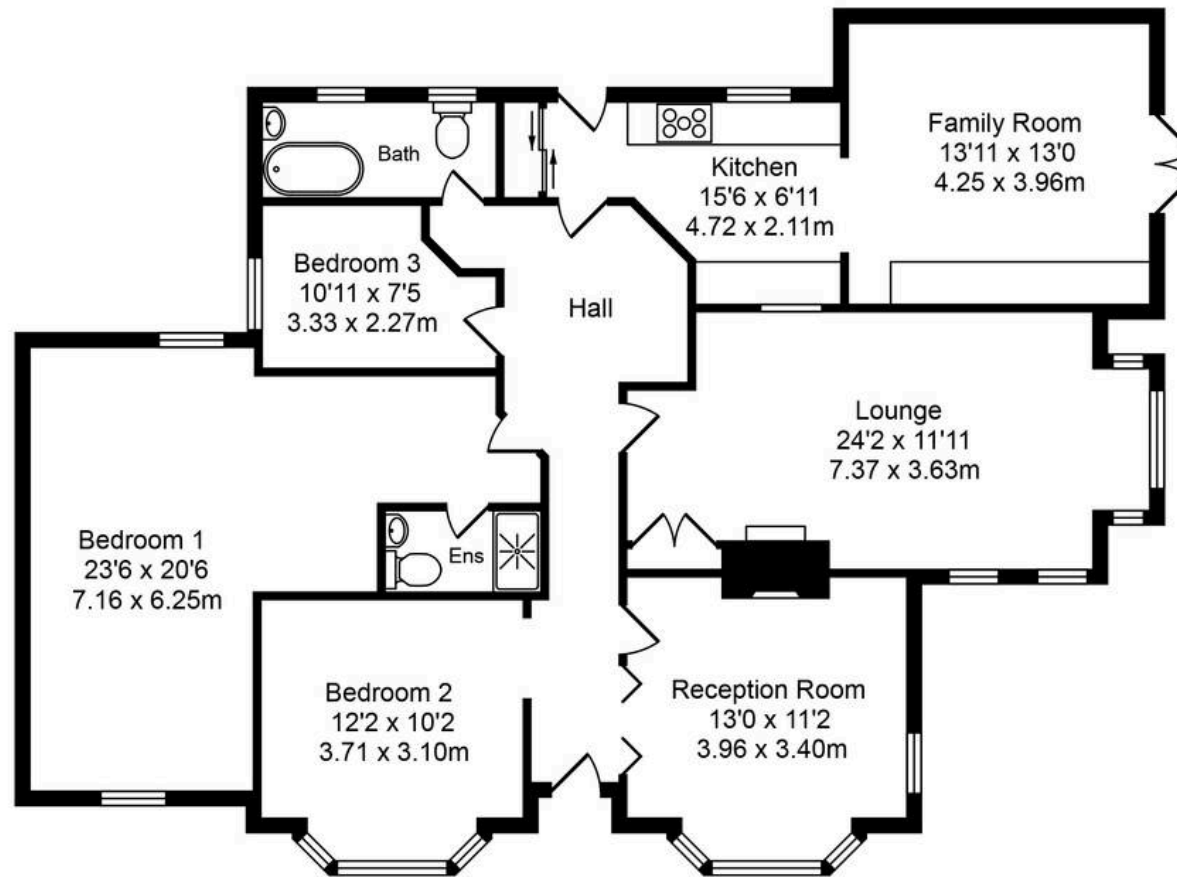




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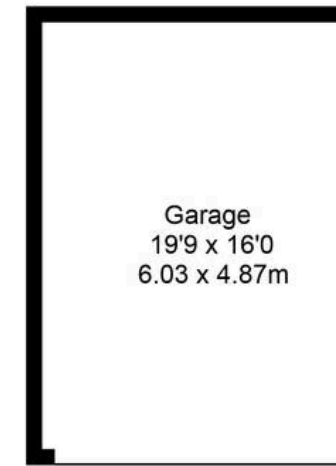
Total Approx. Floor Area 1820 Sq.ft. (169.1 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor

Approx. Floor
Area 1504 Sq.Ft
(139.7 Sq.M.)



Garage

Approx. Floor
Area 316 Sq.Ft
(29.4 Sq.M.)



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