



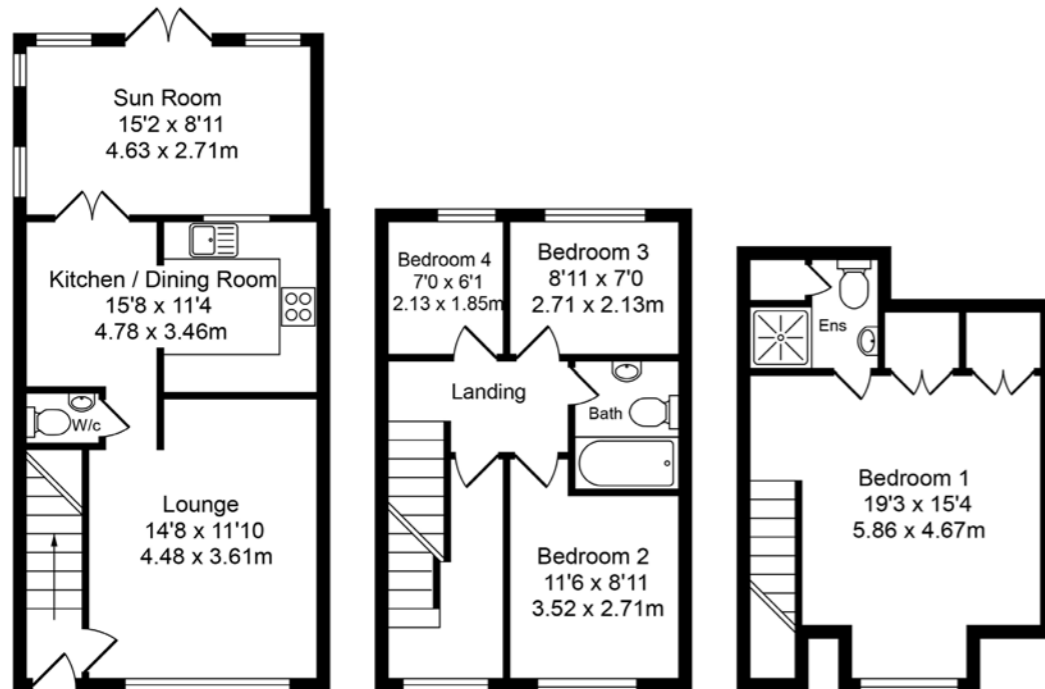
Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173

ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1172 Sq.ft. (108.9 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 513 Sq.Ft (47.7 Sq.M.)

First Floor
Approx. Floor Area 367 Sq.Ft (34.1 Sq.M.)

Second Floor
Approx. Floor Area 292 Sq.Ft (27.1 Sq.M.)



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.
Tenure: Freehold
Council Tax Band: C
Details Prepared 28/10/22

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Sampson Close, Chorley
Offers Over £239,995



The property is located within Birkacre Park, a highly sought-after contemporary development, whose delightful, cobbled streets and innovative design instil a real village-like quality, whilst on the fringe of beautiful open countryside and Yarrow Valley Country Park, ensuring one is never without a place in which to enjoy a serene walk with the dogs in those warm summer evenings. However, when one is requiring some civilisation, the bustling town centre of Chorley is within a short drive away, offering a blend of high street and independent shops, eclectic eateries and bars, whilst the motorway network is similarly within easy reach, providing ease of access throughout the North-West for the commuter. This modern semi-detached three storey home has real curb appeal and is in close proximity to the delightful recreation area. This home has been tastefully decorated throughout with a beautiful orangery to the rear.

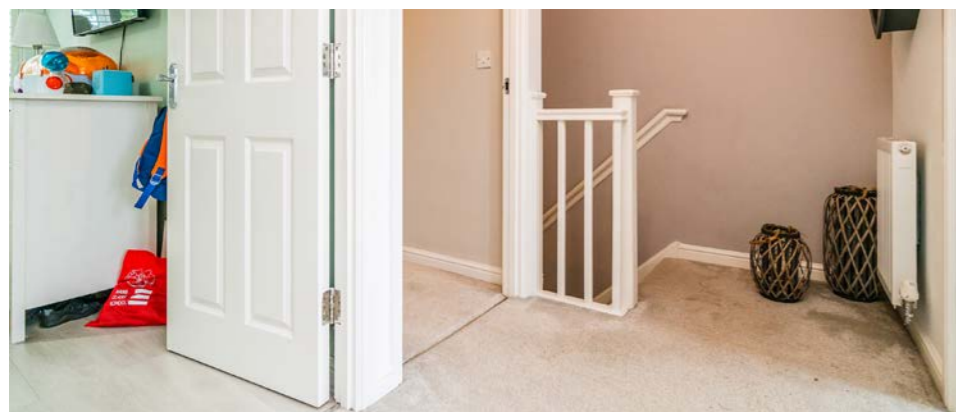
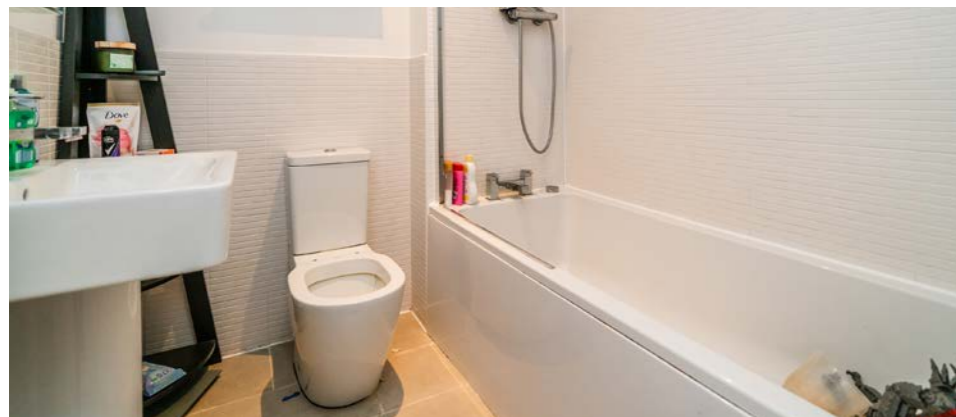
One enters the accommodation into the hallway, with staircase to the first floor, which then leads into a good-sized lounge. This then flows into a modern kitchen/dining room with neutral coloured wall and base units and complimentary worksurfaces, integrated appliances and a contrasting bank of units which holds the oven and microwave. Extending from the dining room the floorplan leads into the beautiful orangery, a perfect place to sit and relax and look into the garden. The ground floor is rounded off with a handy W/C.

To the first floor, one will discover three bedrooms and a family bathroom in classic white, with W/C, pedestal hand wash basin and bath with overhead shower.

To the second floor is a spacious bedroom with built in wardrobes and en-suite shower room, which offers a three-piece suite in classic white with contemporary tiling to complement.

Externally the property boasts a landscaped garden to rear with decked area for dining out in the summer months. To complete the garden is a spacious summer house which is ideal for office space, children's playroom and storage. There is also a numbered allocated parking space to the side of the property. We would recommend early viewing to this family home.





KEY FEATURES

- Stunning Three Storey Semi-Detached Home
- Four Bedrooms
- Circa 1172 Square Feet
- Modern Kitchen/Dining Room
- Spacious Orangery
- Good Sized Rear Garden
- Great Location



