



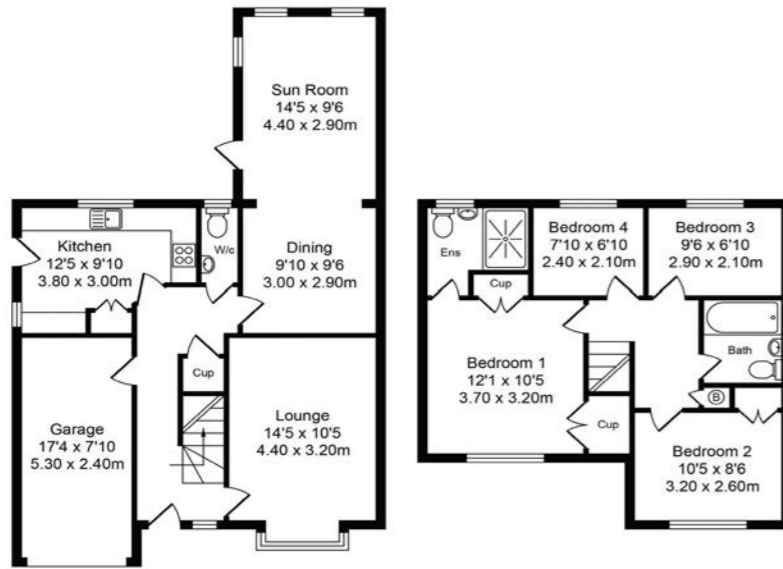
Ormskirk: 01695 570102
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Southport: 01704 778668
Chorley: 01257 241173

ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1340 Sq.ft. (124.5 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 796 Sq.Ft (74.0 Sq.M.)

First Floor
Approx. Floor Area 544 Sq.Ft (50.5 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: D
Details Prepared 6/10/22

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

Amber Drive, Chorley
Asking Price £339,995

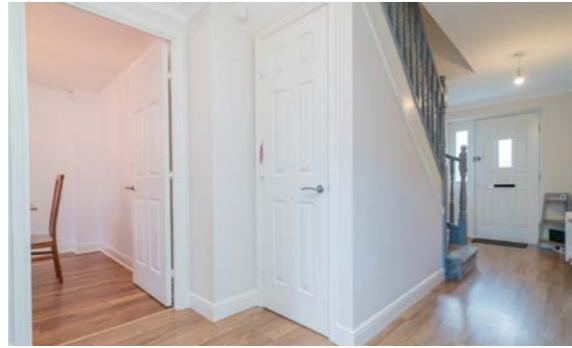
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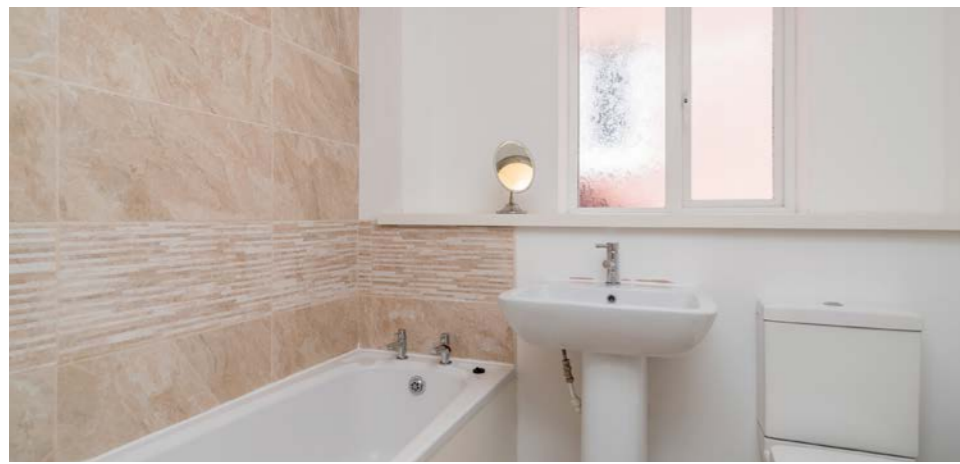
This beautiful, four bedroom detached home is set within a quiet family friendly cul-de-sac, within close proximity to the centre of the market town of Chorley. Viewing is essential to appreciate everything this good sized family home has to offer and will reveal a floor plan covering 1340 square feet with rooms decorated in a modern neutral style which will appeal to any potential buyer.

Highlights include reception hallway, lounge with feature fireplace and attractive bay window plus a dining room which opens into a light and airy sunroom. The kitchen has an array of cream wall and base units with stainless steel handles, a bank of units ideal for storage and a practical breakfast bar, there is also an integrated oven and hob and contrasting oak work surfaces and complimentary flooring. The generous sized sunroom has a glazed lantern roof and triple aspect windows which allow an abundance of natural light flood through. The ground floor is rounded off with a handy downstairs cloak/W/C and integral garage. The first floor consists of four good-sized bedrooms and family bathroom, the generous master bedroom has a white en-suite shower room with contemporary grey tiled walls and fitted wardrobes. The family bathroom, again in white has natural coloured tiling and an over the bath shower.

Externally the front has an ample driveway and a garage with space for a number of vehicles, a gravel area, shrubs and trees. The rear of the residence has a paved patio, lawned garden and a gravel section all ideal for outdoor entertaining and dining in the summer months.

Located on Amber Drive on the outskirts of Chorley town centre, the property is close to a whole host of amenities, including shops, schools, parks, with superb transport links with Chorley train/bus station being close to hand and the M61 on the doorstep. Internal inspection is highly advised and early viewing will be essential to avoid disappointment.





KEY FEATURES





