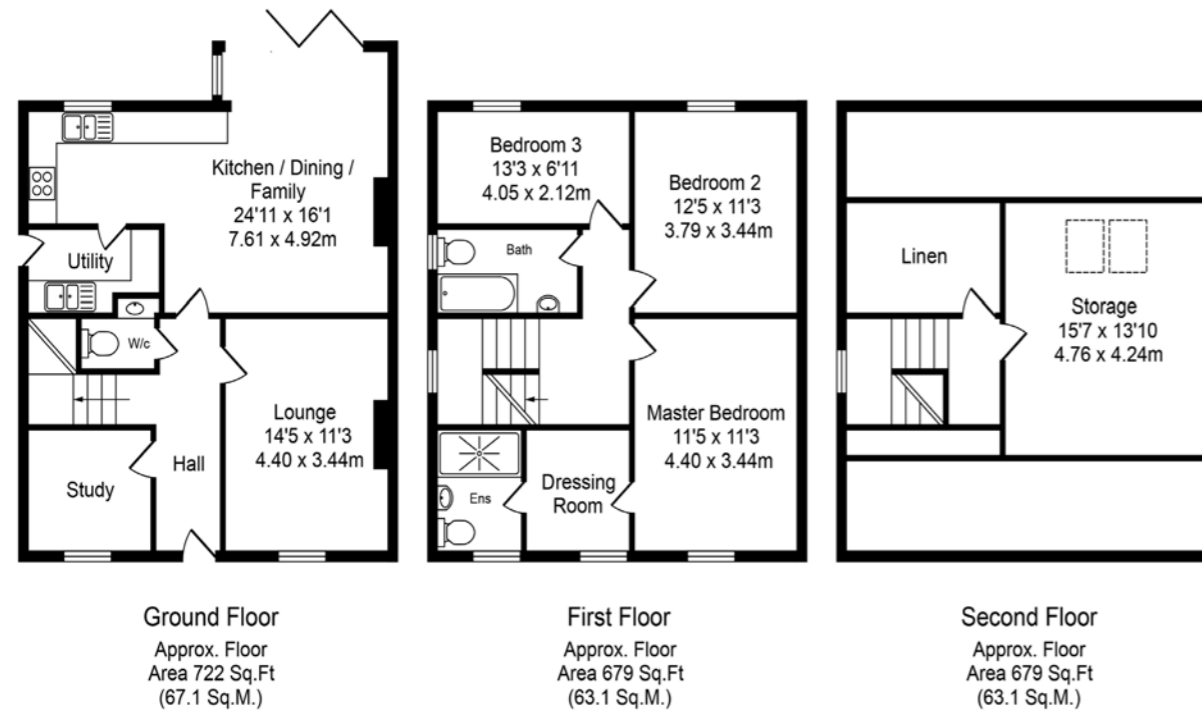




Ormskirk: 01695 570102 Chorley: 01257 241173
 Southport: 01704 778668 arnoldandphillips.com

Total Approx. Floor Area 2080 Sq.ft. (193.3 Sq.M.)

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



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: N/A

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.



**** TWO PLOTS AVAILABLE ****

An exciting opportunity has arisen to acquire one of two, three bed executive semi detached properties, these contemporary homes are borne from the vision of a well-regarded local builder. As is often the case with smaller developments of this type, the focus here has been on producing a quality product with a stylish design and high quality fixtures and fittings utilised throughout the project, thoughtfully arranged over two inviting levels, really does maximise the feeling of space and includes that all-important, wonderfully sociable open plan kitchen/diner/family room which is so desired in modern day living, both for the family and when one is entertaining.

The fabulous semi-rural village of Charnock Richard affords a real feeling of community and the property is situated right at its heart, along the very well-regarded Chorley Lane, with beautiful local countryside on the doorstep. It is easy to see why this has become one of the region's most sought-after villages and an area which has demonstrated itself to be a consistent attraction to prospective buyers, with particular points of note being the excellent schools, convenient motorway links, and close proximity to the plentiful shops and amenities within the bustling market town of Chorley, as well as a number of local beauty spots, such as Astley Park and Yarrow Valley Country Park, which are perfect for those relaxing evening strolls with the dog.

The accommodation is well-proportioned throughout, entering via the entrance hallway with its staircase to the first floor and handy two-piece cloakroom/WC, before proceeding through into the spacious lounge, which is filled with natural light. The adjacent study will be perfect for those who require a quiet space in which to work from home, with the rear of the property reserved for the magnificent open plan kitchen/diner/family room, complete with bi-folding doors opening directly onto the garden, blending the internal and external spaces seamlessly. The kitchen is fitted with a range of stylish wall and base units with complimentary work surfaces and equipped with a range of integrated appliances, including oven, hob with overhead extractor, fridge/freezer, and dishwasher. The useful separate utility room completes the ground floor and provides that much needed space in which to keep the family laundry out of view.

Up on the first floor, the sizeable landing provides access to the three double bedrooms, with the master bedroom benefitting from a smart three-piece shower room, with the remainder of the family well catered for by the main bathroom, which is fitted with a three-piece suite in classic white, comprising of close-coupled W/C, hand wash hand basin and bath. A staircase then leads up from the first floor to storage space/ flexible living.

Externally, the driveway provides plenty of off-road parking facilities for a number of vehicles and the rear garden is of a great size and recently landscaped, mainly laid to lawn with the stone flagged patio providing the perfect space for a spot of al-fresco dining.





KEY FEATURES

Two Brand New Semi Detached

Three Spacious Bedrooms

Circa 2080 Square Feet

Open Plan Kitchen/Dining/Family Room

Study

Loft Space

Good Sized Rear Garden

Lovely Views

