



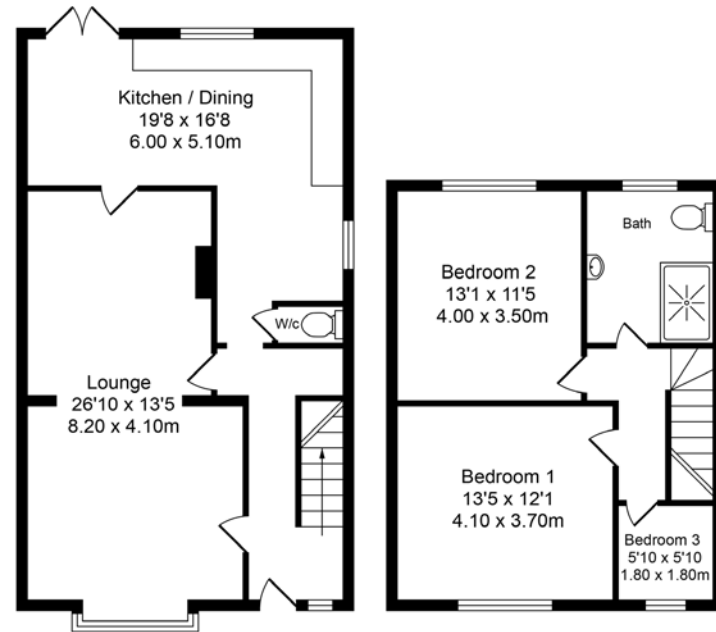
Ormskirk: 01695 570102  
arnoldandphillips.com

Southport: 01704 778668  
Chorley: 01257 241173

**ARNOLD & PHILLIPS**  
ESTATE AGENTS

**Total Approx. Floor Area 1204 Sq.ft. (111.8 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 700 Sq.Ft (65.0 Sq.M.)

**First Floor**  
Approx. Floor Area 504 Sq.Ft (46.8 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: B  
Details Prepared 22/09/23

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](http://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**

**Canterbury Street, Chorley**  
**Offers Over £209,995 Offers Over £209,995**





This semi-detached house, located close to Chorley Town centre and local amenities offers a range of desirable features.

With three bedrooms, two doubles and one single it provides ample space for a family. The cozy snug area, complete with a log burner and bay windows, is perfect for relaxation. The spacious lounge features an open plan layout, along with a striking fireplace as a focal point. The kitchen, situated to the rear, boasts oak effect wall and base units, complemented by a contrasting work surface. A convenient downstairs W/C adds to the practicality of the house. The family bathroom is equipped with a classic white three-piece suite for comfort and functionality. Other benefits include a brand new boiler and a half boarded loft space.

The property provides off road parking on the front driveway for two vehicles and the good sized South East facing rear garden provides outdoor space for recreation and gardening with laid to lawn garden and a patio area, this property offers versatile accommodation options.







KEY FEATURES

- Attractive Semi Detached Home
- Three Bedrooms
- Circa 1253 Square Feet
- Large Reception Room
- Driveway Parking
- Rear Garden
- Close to Town Centre
- Close to Local Amenities













