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**ARNOLD & PHILLIPS**  
ESTATE AGENTS

**Total Approx. Floor Area 824 Sq.ft. (76.6 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 393 Sq.Ft (36.5 Sq.M.)

**First Floor**  
Approx. Floor Area 431 Sq.Ft (40.1 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: Leasehold  
Years Remaining on Lease: 968 years  
Ground Rent: Zero ground rent payable  
Service Charge: Zero service charge payable  
Council Tax Band: C  
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](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**

**Pall Mall, Chorley**  
**Offers Over £109,995**



Pall Mall is a charming mid-terraced property situated in close proximity to Chorley town centre. Offering convenience and accessibility to various amenities, this home is ideal for first-time buyers or as an investment opportunity.

Upon entering the property, you will find a welcoming vestibule that leads into a spacious lounge. The lounge boasts a stunning feature fireplace, adding character to the space. Continuing through, you'll discover a well-appointed kitchen and dining area, complete with an open-concept layout. The kitchen is equipped with sleek wood-effect wall and base units, complemented by stylish contrasting countertops. Additionally, a range of integrated appliances are included, providing modern convenience.

Moving upstairs, you will find the first floor, which offers comfortable living spaces. Whether you're looking for a cozy retreat or a functional work area, these rooms can accommodate various needs. The home's design ensures versatility and adaptability to suit your lifestyle.

Overall, Pall Mall presents a fantastic opportunity to own a property in a sought-after location. Its close proximity to amenities and tasteful interior features make it a desirable choice for both homeowners and investors alike.





KEY FEATURES

- Mid Terraced Home
- Two Double Bedrooms
- Circa 824 Square Feet
- Kitchen/Dining Room
- Rear Yard
- Popular Location
- Close to Amenities
- Good Transport Links







