

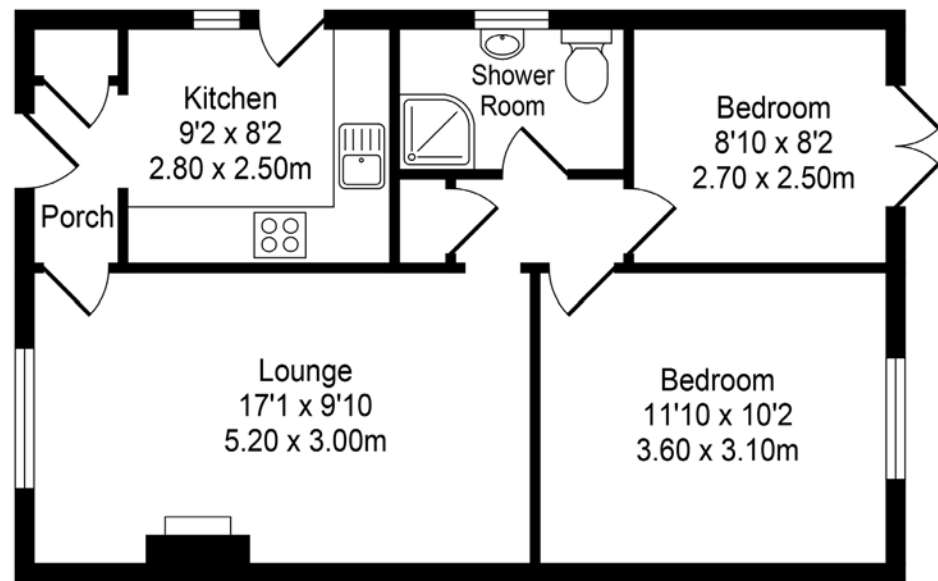


Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173

Total Approx. Floor Area 558 Sq.ft. (51.87 Sq.M.)

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



Approx. Floor Area 558 Sq.Ft (51.87 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

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.



Situated in a prime location near the heart of Chorley's town centre, Woodhall is a charming semi-detached true bungalow that offers a range of desirable features.

The property could not be located in a more convenient position, not only being within a short stroll of the vibrant town centre of Chorley and, therefore, benefiting from ease of access to an abundance of shops and amenities, but also both the bus and train station, which will be ideal for those with a commute to consider, as well as being on the right side of town for swift access to the motorway network, with the M61 and M6 motorways accessible within just a couple of minutes, ensuring major commercial centres such as Manchester, Preston and Bolton are within easy reach. For the youngest members of the family, well regarded schools are within walking distance, including St, Michaels C.E. and Parklands High Schools, which is always an important consideration with any potential family home.

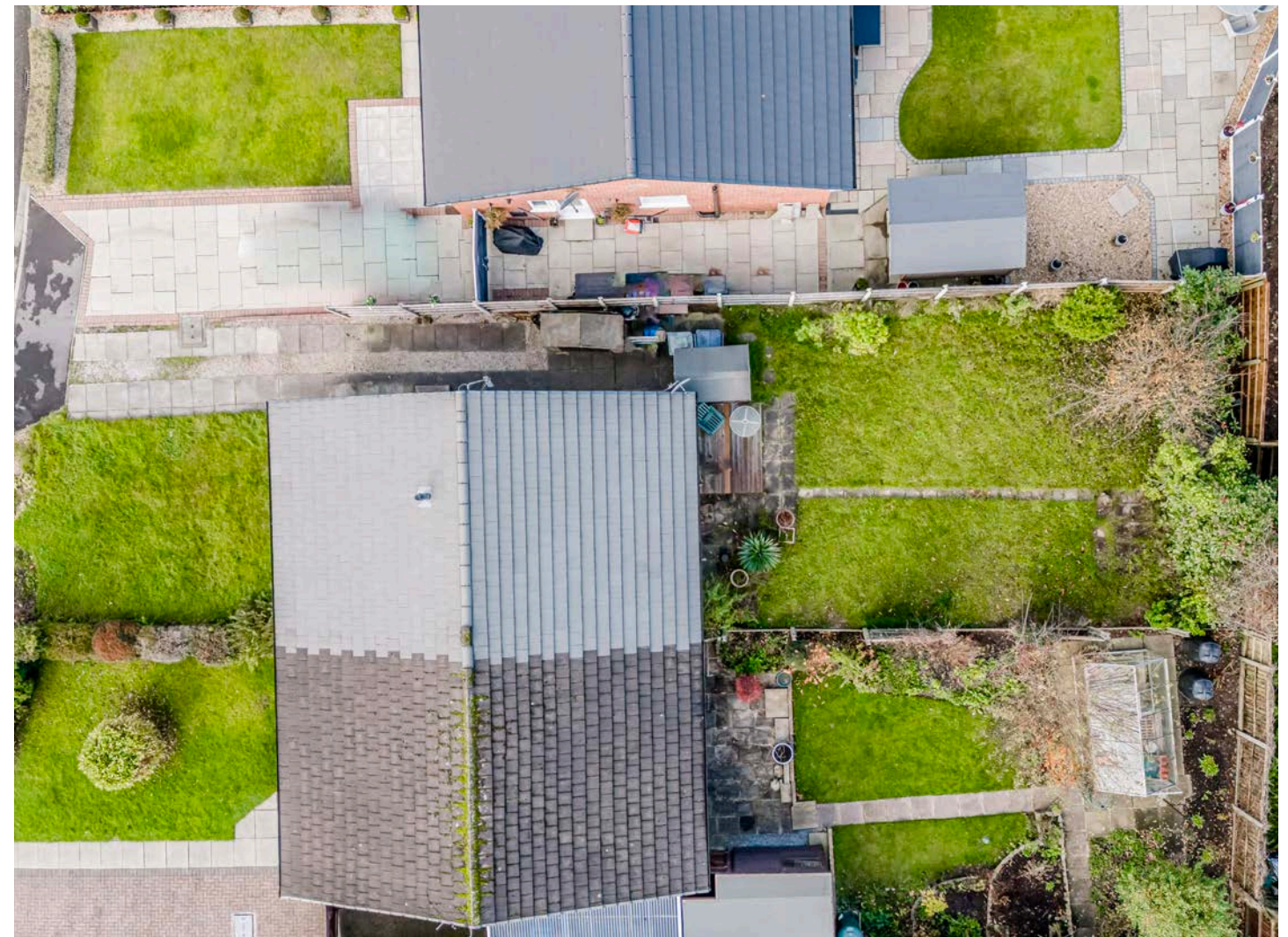
Upon entering you will find an entrance porch which leads to the kitchen and lounge. The spacious lounge provides ample space for relaxation and entertaining guests. The lounge exudes a warm and inviting atmosphere, perfect for unwinding after a long day. Adjacent to the lounge is a modern kitchen that is flooded with natural light, creating a bright and airy ambiance. The kitchen is well-appointed with contemporary fixtures and fittings, making it a functional and stylish space for cooking and dining.

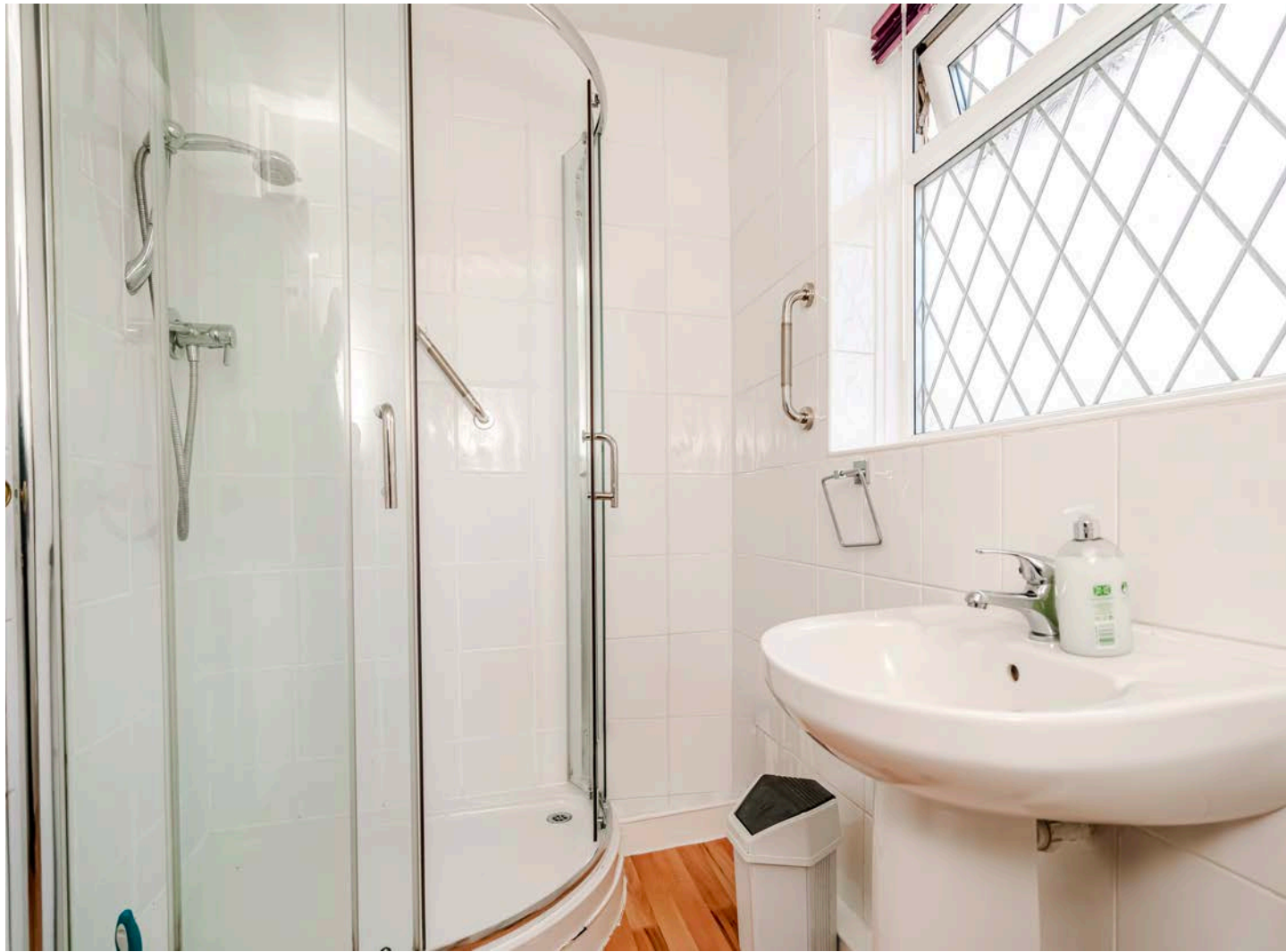
Woodhall comprises two generously sized bedrooms, ensuring comfort and space for residents. Furthermore, the smaller bedroom boasts French doors that grant access to the rear garden, providing a seamless transition between indoor and outdoor living areas. This feature allows for an abundance of natural light to flood the room, creating a tranquil and relaxing environment.

Outside, the rear garden is predominantly laid to lawn, offering a versatile space that can be tailored to suit individual preferences. It provides an ideal setting for outdoor activities and gatherings, or simply a peaceful area to unwind and enjoy the outdoors. The front of the property boasts a driveway that provides ample space for parking, ensuring convenience and ease for multiple vehicles.

For added comfort and convenience, Woodhall benefits from gas central heating and double glazing, ensuring a warm and insulated living environment throughout the year.

This home's central location means that it is within proximity to Chorley's bustling town centre, offering easy access to various amenities including shops, restaurants, and schools. The area also benefits from excellent transport links, making it an ideal choice for commuters.





KEY FEATURES

- Charming Semi Detached True Bungalow
- Two Bedrooms
- Circa 558 Square Feet
- Modern Kitchen
- Driveway Parking
- Prime Location
- Close to Town Centre







