



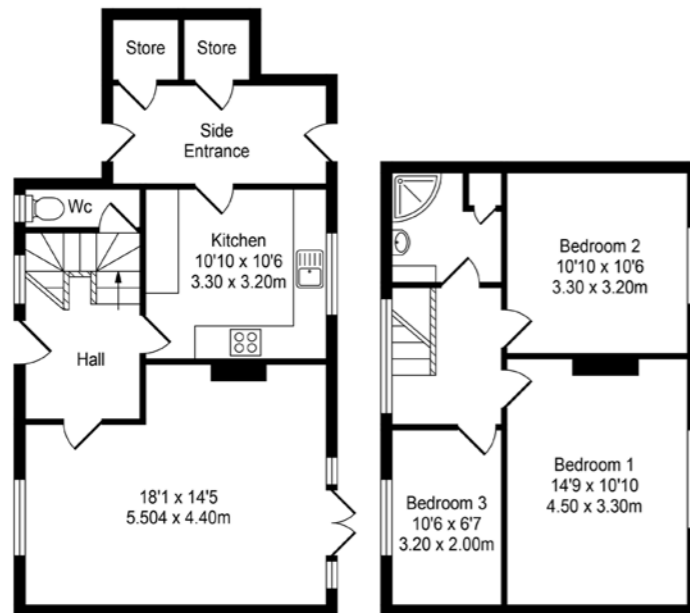
Ormskirk: 01695 570102
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Southport: 01704 778668
Chorley: 01257 241173

ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1021 Sq.ft. (94.87 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 562 Sq.Ft (52.21 Sq.M.)

Approx. Floor Area 459 Sq.Ft (42.66 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: A
Details Prepared 12/10/23

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. 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

Birch Road, Chorley
Asking Price £145,000

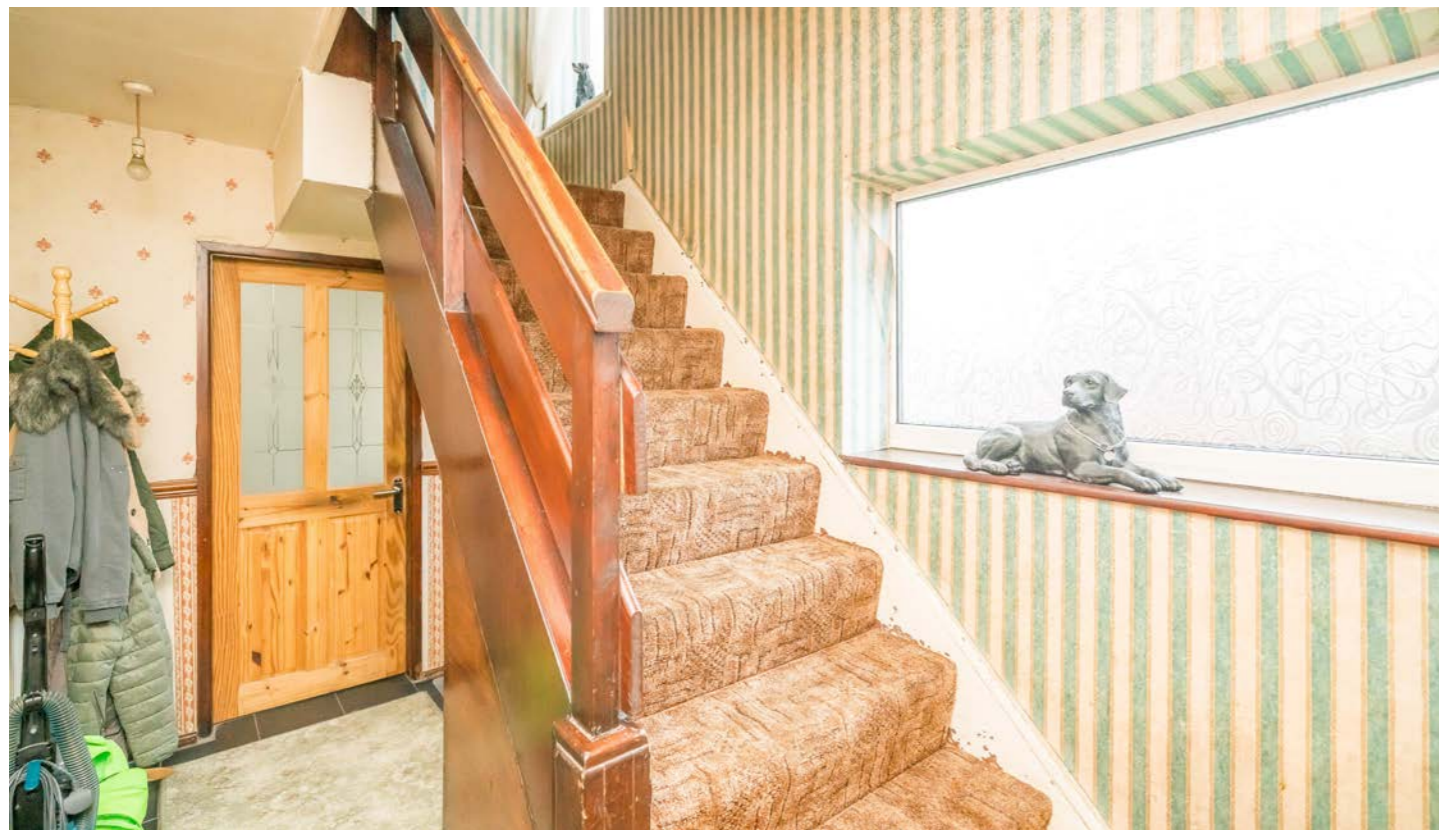
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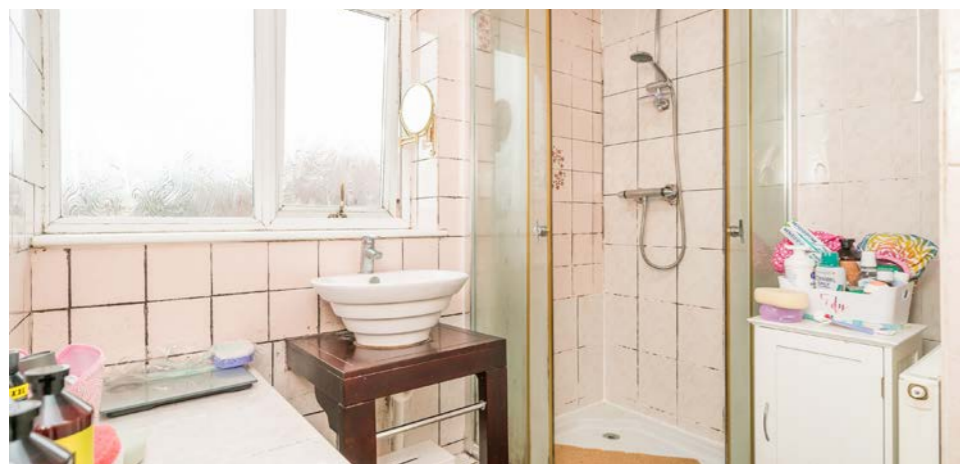
This spacious semi detached home is in a great location which is also a real highlight, being wonderfully convenient, not only being within a short stroll of the vibrant town centre of Chorley and, therefore, benefiting from ease of access to an abundance of shops and amenities, but also both the bus 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 close by.

The property which is garden fronted consists of entrance hallway leading to a full length lounge with patio doors to the rear. The hallway also continues into the kitchen/dining room which is fitted out with wall and base units in a light wood shade. The kitchen provides a route to the side and rear the property via a roofed passageway with store rooms.

Upstairs are three bedrooms, two which are doubles, with third single bedroom having fitted wardrobes. All are catered for by the family bathroom.

Externally there is a back garden which has massive potential to make a lovely garden to sit and relax in.





KEY FEATURES

- Spacious Semi Detached Home
- Three Bedrooms
- Circa 1021 Square Feet
- Good Sized Lounge
- Well Maintained Frontage
- Rear Garden
- Close to Town Centre
- Good Transport Links







