



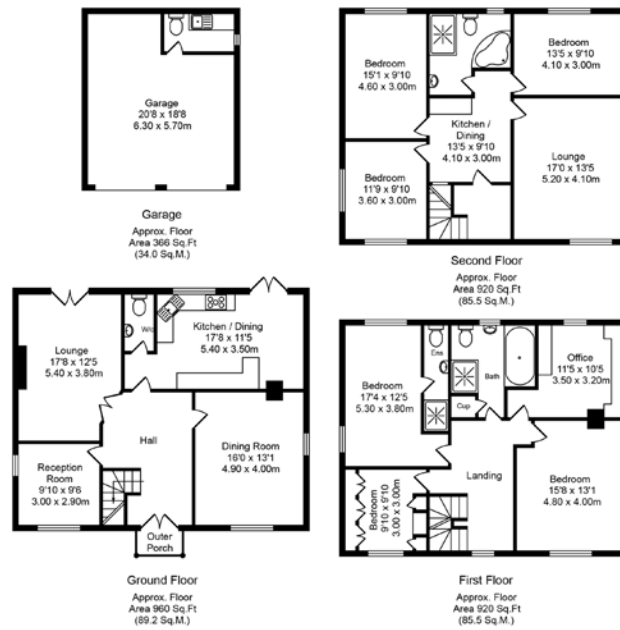
Ormskirk: 01695 570102  
arnoldandphillips.com

Southport: 01704 778668  
Chorley: 01257 241173

**ARNOLD & PHILLIPS**  
ESTATE AGENTS

Total Approx. Floor Area 3166 Sq.ft. (294.2 Sq.M.)

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



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: F

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

Park Road, Chorley  
Guide Price £795,995

A&P



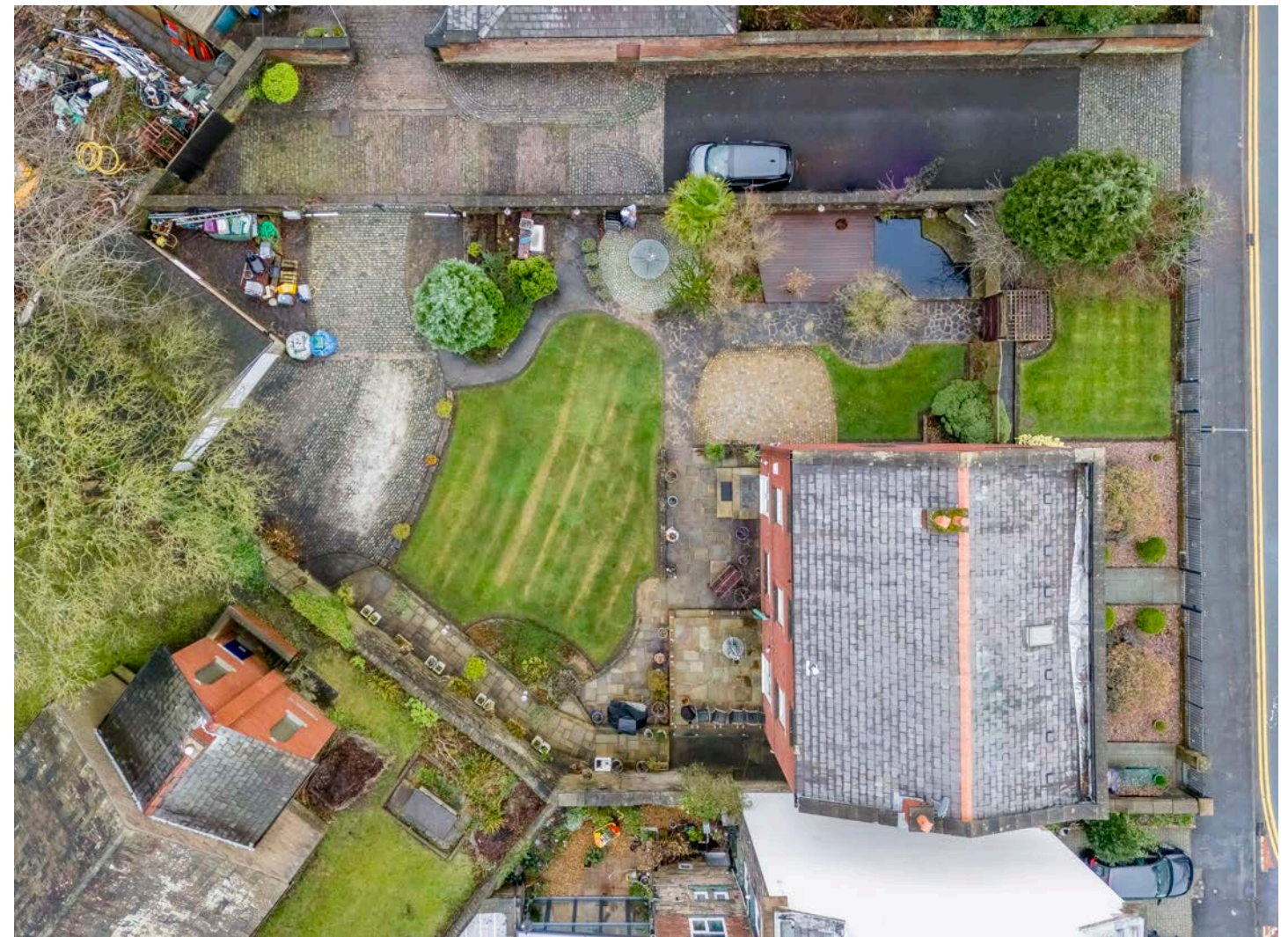
This magnificent Georgian style property stands tall over three storeys, offering a truly impressive and spacious home for a large or extended family. With its four reception rooms and two kitchens, it is perfectly suited to accommodate the needs of a growing household and could provide a fantastic business opportunity as it has been utilised in the past as an Airbnb, or as an ideal haven for a large or extended family.

The ground floor welcomes you with a grand hallway that leads to various living spaces. A reception reading room, a formal dining room, and a lounge adorned with French doors that overlook the stunning gardens create an inviting and elegant atmosphere. The dining kitchen is fitted with modern units and integrated appliances, providing a functional and stylish space for culinary adventures. Access to the rear gardens from the dining kitchen adds convenience and provides an opportunity to enjoy outdoor living. Completing the ground floor is a cloakroom adding practicality to the home. The property also has a separate utility room located in the garage.

Moving up to the first floor, you will find a luxurious master bedroom complete with an en-suite bathroom, offering a private and serene escape. Three additional bedrooms and a well-appointed family bathroom adds comfort and convenience to this level. Ascending to the second floor, you will discover a further lounge, kitchen dining room, three more bedrooms, and a stylish bathroom, and ample storage space, ensuring that every inch of this property is utilised to its full potential. Throughout the property, you will be enamoured by the original Georgian style features, such as high ceilings, sash windows, and ornate fireplaces, that exude timeless beauty and charm.

The well-maintained gardens surrounding the property showcase mature trees and shrubs, creating a tranquil and picturesque setting. A lovely patio area entices you to relax and enjoy outdoor dining, while the double garage and ample parking space offer practicality and convenience.

Situated in a highly desirable location, this property enjoys proximity to local amenities, schools, and transportation links, making it an ideal choice for families. Combining classic Georgian elegance with modern living spaces, this exceptional property offers the perfect balance of style, comfort, and functionality, making it an enviable family home.







#### KEY FEATURES

Detached Georgian Property

Large Plot

Three Storey

Circa 3166 Square Feet

Seven Bedrooms

Modern Dining Kitchen on the  
Ground Floor

Three Bathrooms

Stunning Landscaped Gardens

Detached Double Garage

Great Transport

Beautifully Presented





