



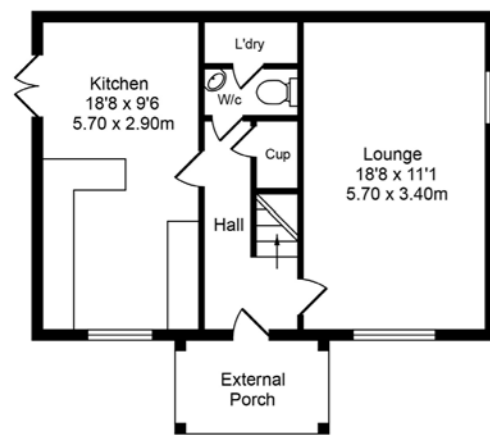
Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173

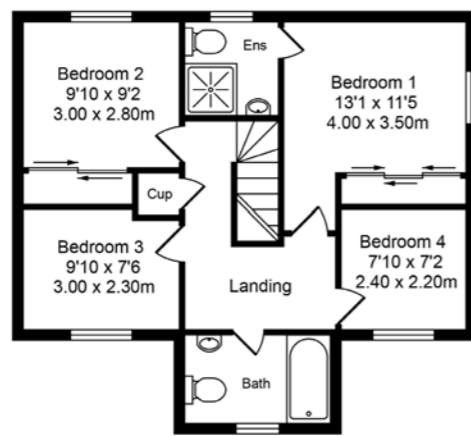
ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1397 Sq.ft. (129.8 Sq.M.)

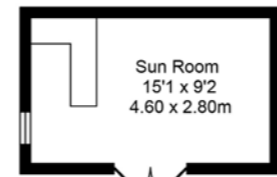
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



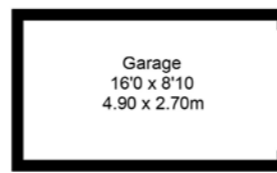
Ground Floor
Approx. Floor Area 522 Sq.Ft (48.5 Sq.M.)



First Floor
Approx. Floor Area 594 Sq.Ft (55.2 Sq.M.)



Sun Room
Approx. Floor Area 139 Sq.Ft (12.9 Sq.M.)



Garage
Approx. Floor Area 142 Sq.Ft (13.2 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: 988
Ground Rent: 170 per annum
Council Tax Band: D

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

Austin Drive, Chorley
Asking Price £339,995



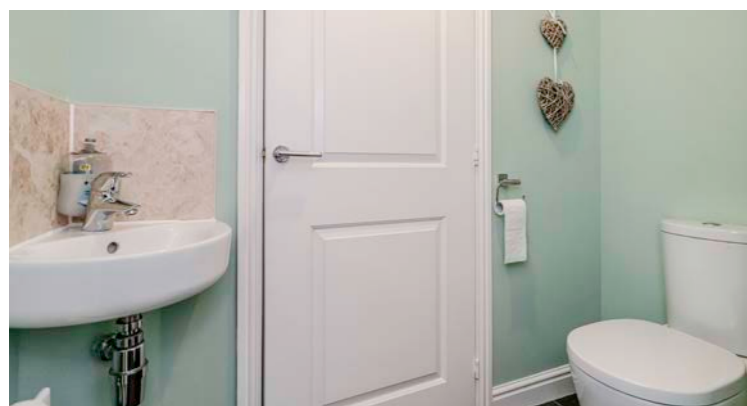
This beautifully presented detached property is in a sought after location and is tastefully decorated to a high standard throughout.

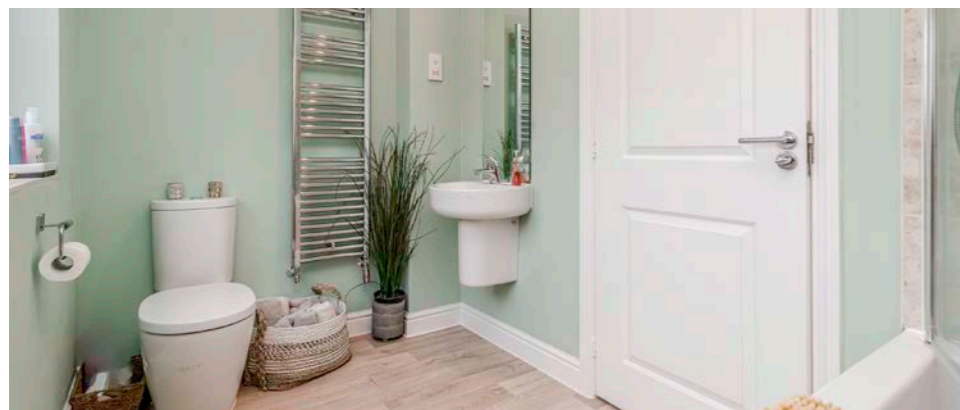
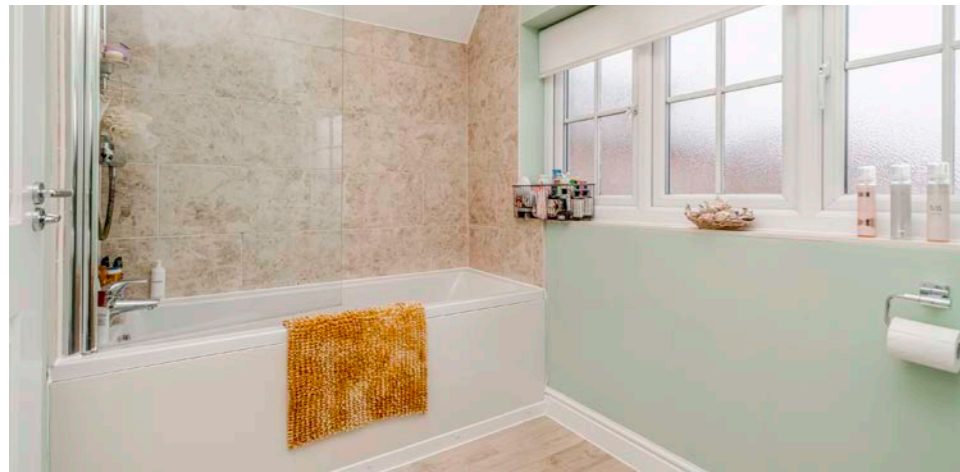
The flowing flow plan of 1397 square feet comprises of a entrance hallway, proceeding into a spacious and light lounge with dual aspect windows and a modern dining kitchen with white wall and base units, breakfast bar and dining table, this has a range of integrated appliances, a great room for entertaining. French doors lead into a easy maintainable rear garden. The ground floor also benefits from a handy utility room and a cloakroom/WC.

Upstairs off the spacious landing are four good sized bedrooms, two with fitted wardrobes and the largest bedroom having an ensuite shower room in classic white, there is also a family bathroom, with bath with overhead shower.

Outside the front has ample driveway parking and a detached garage with the rear having a stunning patio with a purpose built sunroom with a bar area, seating and an entertainment system. This sunroom could also be converted in to a home office or another bedroom if needed.

The location is extremely popular close to amenities and the town centre. Good primary and secondary schools are also close by as well as excellent bus and train transport links and the M61 and M6 motorway.





KEY FEATURES

Well Presented Detached Home

Four Good Sized Bedrooms

Circa 1397 Square Feet

Spacious Lounge

Modern Kitchen

Stunning Rear Garden

Driveway Parking

Detached Garage

Sunroom

Close to Amenities

Great Transport Links





