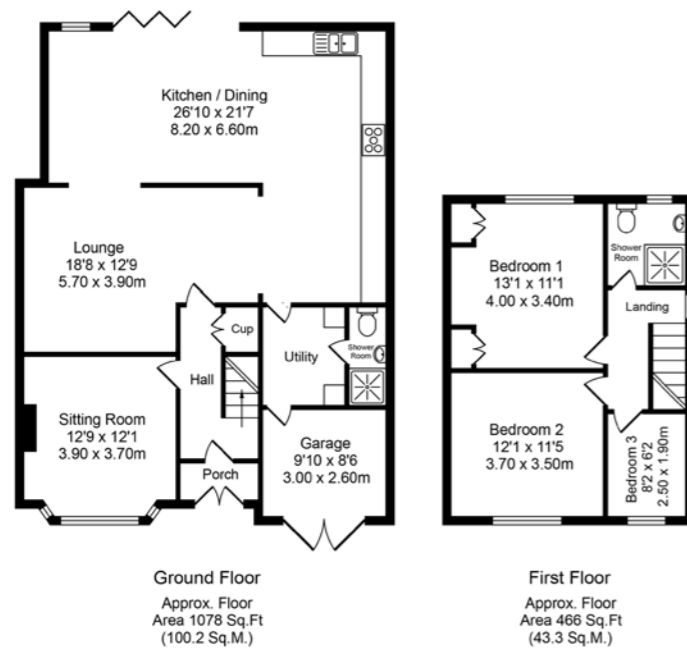




Chorley: 01257 241173
Ormskirk: 01695 570102
Parbold: 01257 442789
Southport: 01704 778668
arnoldandphillips.com

Total Approx. Floor Area 1544 Sq.ft. (143.5 Sq.M.)

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



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: C

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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.



Affording something for every generation, this superb three bed semi-detached home has a great deal to offer the family, with its convenient location. The property is situated on a very well-regarded residential road, within a short stroll of the vibrant centre of Chorley and therefore, benefiting from ease of access to an abundance of shops and amenities. There are great transport links with both the bus and train station within walking distance, as well as good schools at both primary and secondary levels. The M61 and M6 motorways are accessible with a couple of minutes, ensuring major commercial centres such as Manchester, Preston and Bolton are within easy reach. This attractive 1920s family home been enhanced with the addition of a full width single extension to the rear, now extending to in excess of 1544 square feet in total.

One enters via the welcoming entrance hallway with its spindled staircase to the first floor and is greeted by a tastefully decorated lounge with a large bay window and many features that compliments the period of the property. At the rear is a semi open plan dining kitchen and second lounge which provides a wonderfully sociable space, whether it be for the family or those evenings when one is entertaining, complete with bifold doors that open out into the garden, most useful in the warm summer months and triple roof lights ensuring the room is always light and bright. The kitchen itself is fitted with a range of modern wall and base units in with complimentary work surfaces and equipped with a range style oven and hob electric oven with extractor hood. The ground floor is rounded off with a handy utility room and cloaks/WC.

To the first floor, one will discover the three bedrooms two excellent doubles and a single, two of which have built-in storage, as well as the fully tiled family bathroom, which is fitted in white, comprising of WC, vanity wash hand basin and separate shower cubicle.

Externally, the property enjoys a low-maintenance frontage which provides off-road parking facilities for several vehicles, as well as access to the attached garage, whilst to the rear, there is a great-size south facing garden, with its leafy woodland affording an excellent degree of privacy. The garden comprises of a large raised decking area, mature well-stocked borders and a sizeable lawn.





KEY FEATURES

- Beautiful Extended Home
- Circa 1544 Square Feet
- Tastefully Decorated
- Stunning Lounge
- Open Plan Living
- Fantastic Landscaped Rear Garden
- Driveway Parking
- Sought After Location
- Close to Town Centre







