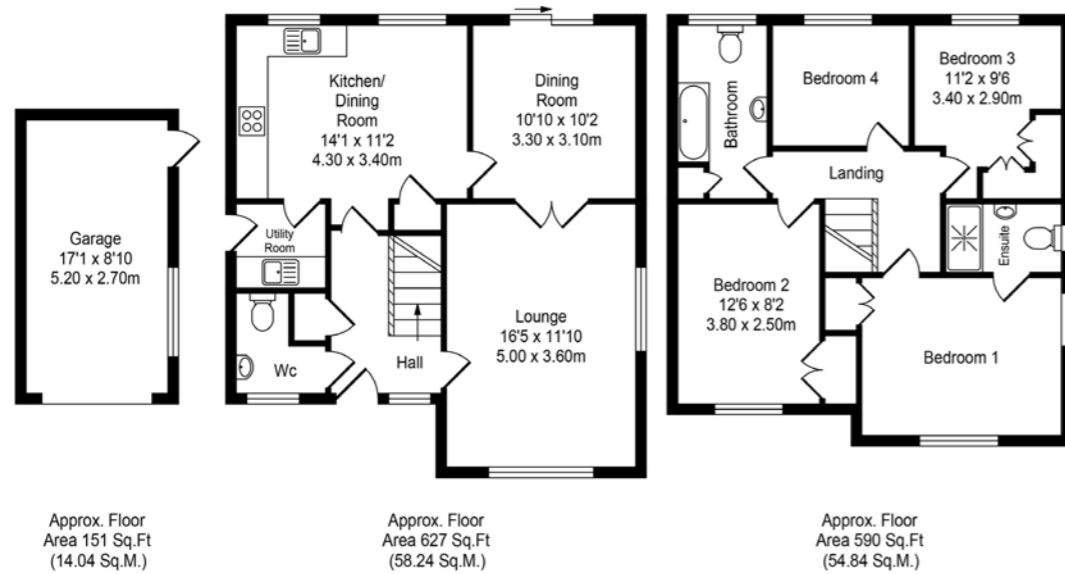




Ormskirk: 01695 570102 Southport: 01704 778668
 Parbold: 01257 442789 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1368 Sq.ft. (127.12 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: D

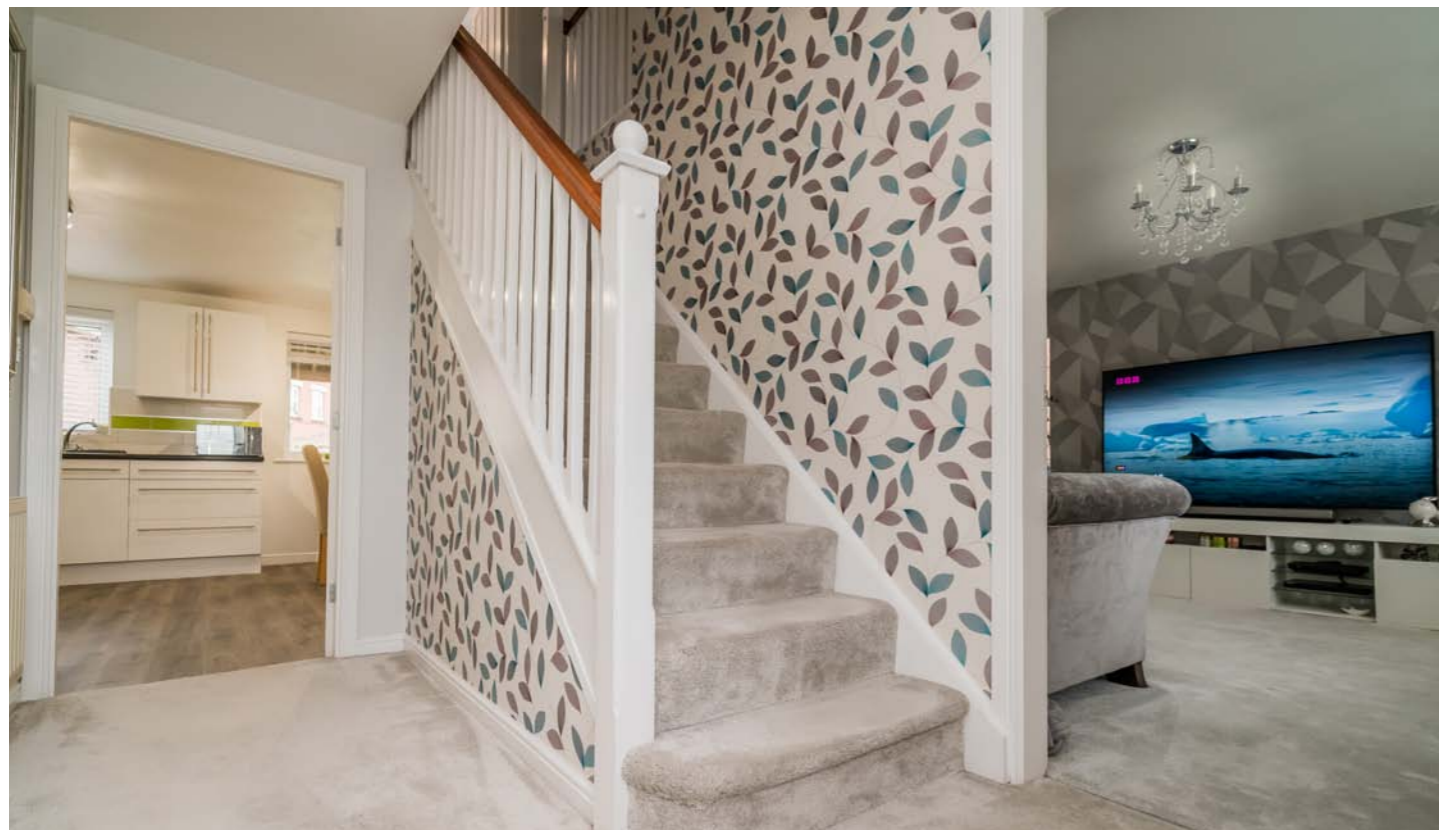
Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract 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.

An immaculately presented four bedroom detached family home located in a pleasant spot within an extremely popular and family-friendly development, which is close to the bustling town centre of Chorley, where one will find an abundance of shops and amenities along with a number of well-regarded schools at both primary and secondary level, which is always an important consideration with a home of this type. Commuters can enjoy ease of travel throughout the North-West, with both the bus and train station close-by, as well as the M6 and M61 motorways, ensuring major commercial centres such as Manchester, Preston and Bolton are all within easy reach.

The property is presented to a high standard throughout, which will be music to the ears of any buyers looking for a home into which they just need to move their furniture.

The home's exterior has real curb appeal and the interior living spaces continue to impress with a fantastic circa 1368 square feet of living space. Brief highlights include a well-proportioned light filled lounge with French doors leading to the dining room/second reception room, a quality contemporary fitted dining kitchen with a stylish range of wall and base units having contrasting work surfaces and integrated oven and gas hob with extractor over, and there is also practical utility room and the all essential downstairs WC. On the first floor there is a well-proportioned master bedroom with fitted wardrobes and drawer units and a three-piece en-suite shower room. The three further bedrooms are served by a modern three-piece family bathroom in classic white, and bedrooms two and three also feature fitted wardrobes.

Added to all this there is fantastic outdoor space with a driveway providing off road parking, which leads to the single garage. The low maintenance rear garden has been attractively landscaped and comprises of lawned area and modern decking areas, along with a substantial wooden pergola – the perfect spot for outdoor dining and entertaining. Other benefits include gas central heating and double glazing and viewing is highly recommended and now invited.





KEY FEATURES

IMMACULATELY PRESENTED
DETACHED FAMILY HOME

FOUR BEDROOMS
(EN-SUITE TO MASTER)

CIRCA 1368 SQ FT

CONTEMPORARY DINING
KITCHEN

TWO RECEPTION ROOMS

ATTRACTIVE REAR GARDEN

OFF ROAD PARKING & GARAGE







