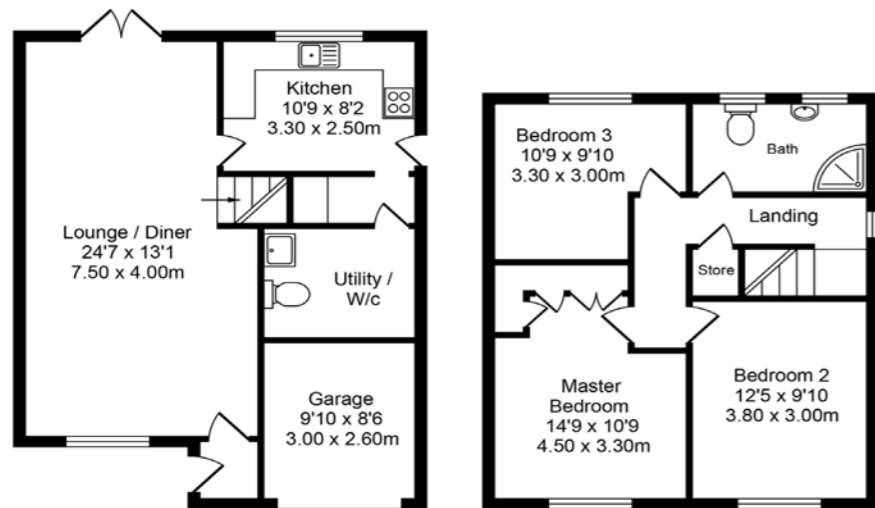




Chorley: 01257 241173
 Ormskirk: 01695 570102
 Parbold: 01257 442789
 Southport: 01704 778668
 arnoldandphillips.com

Total Approx. Floor Area 1119 Sq.ft. (104.0 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 596 Sq.Ft (55.4 Sq.M.)

First Floor
 Approx. Floor Area 523 Sq.Ft (48.6 Sq.M.)



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.



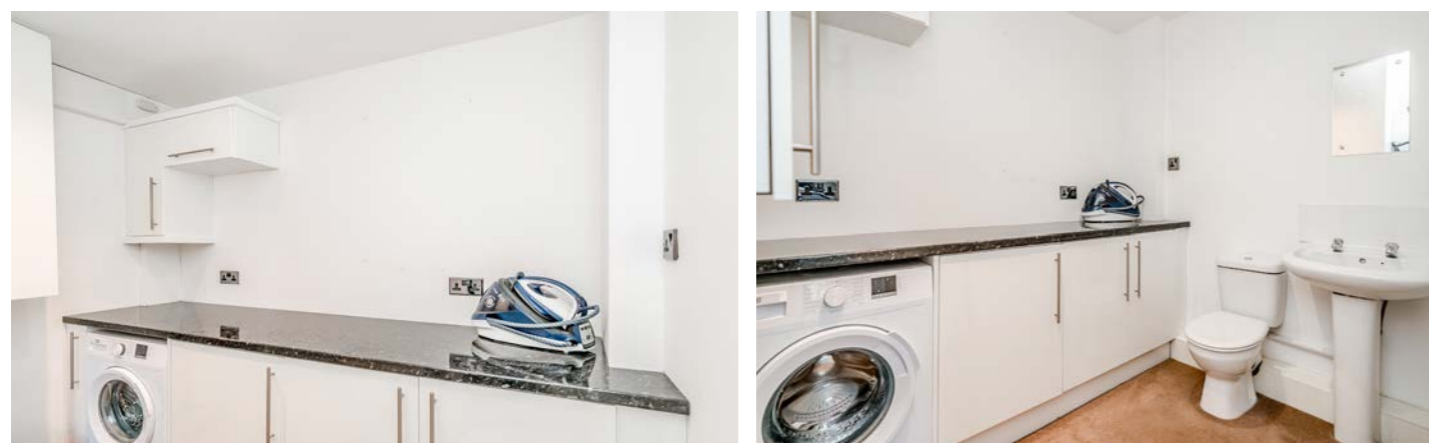
Situated in the highly sought-after area of Chorley, this stunning three-bedroom detached home boasts a generous floorplan spanning over 1119 square feet.

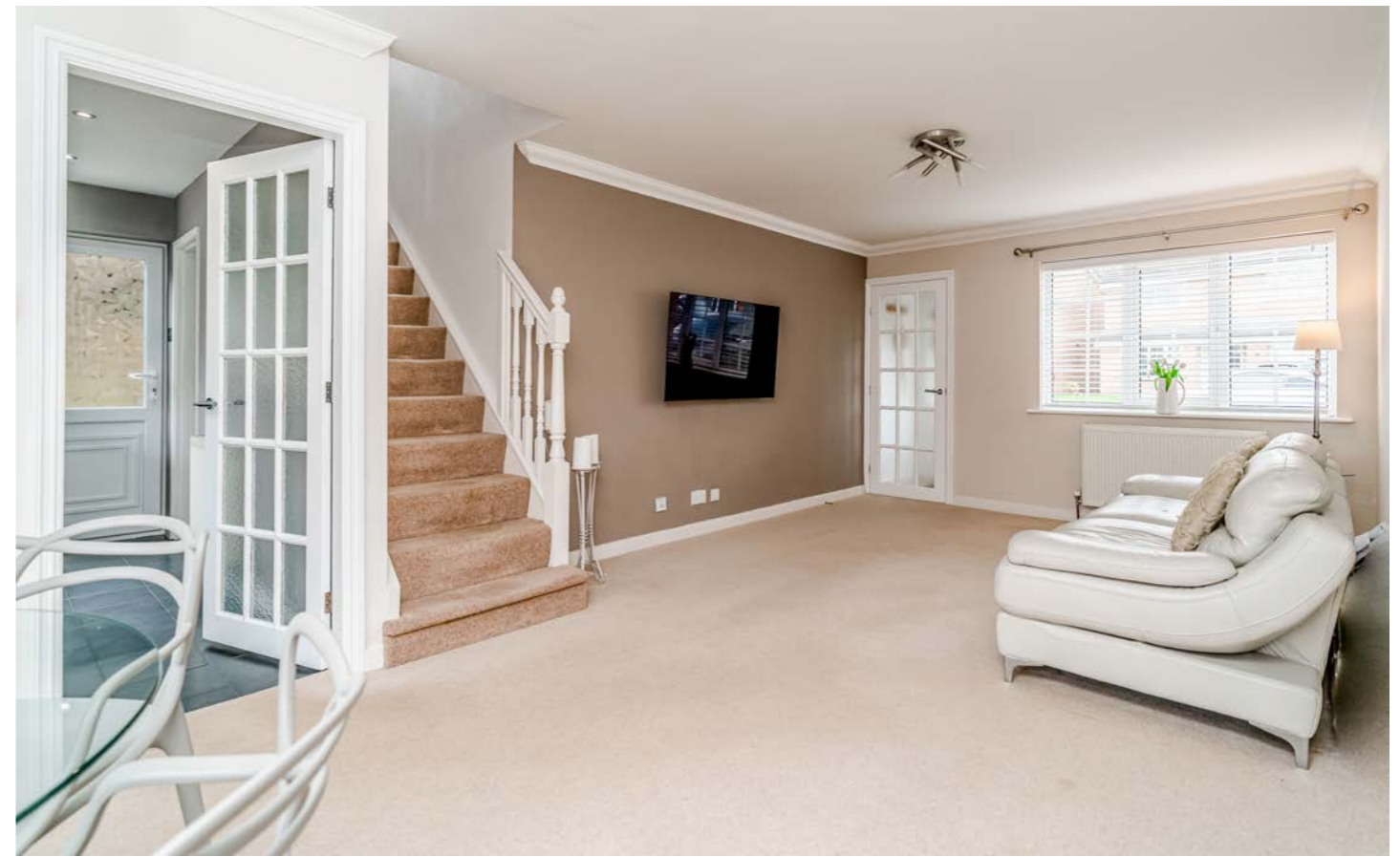
The layout of the property flows seamlessly, starting with an entrance porch leading into a spacious lounge dining room with a front window and rear French doors. The kitchen features a range of units in white, a contrasting work surfaces and integrated appliances, with a convenient utility room and W/C completing the ground floor.

Upstairs, three double bedrooms await, with the main bedroom offering fitted wardrobes and a modern fully tiled family bathroom.

Outside, there is ample driveway parking and a single garage, along with a front garden and a spacious rear garden featuring a paved patio and decking for enjoying the sunshine.

Conveniently located near shops, amenities, good schools, and excellent transport links, including the M6 and M61, as well as bus and train routes to major towns and cities. This property offers the perfect blend of comfort and convenience in a desirable location.





KEY FEATURES

- Attractive Detached Property
- Three Double Bedrooms
- Circa 1119 Square Feet
- Large Lounge Diner
- Modern Kitchen
- Utility/Cloakroom
- Driveway Parking
- Single Garage
- Spacious Rear Garden
- Sought After Location







