



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



TOTAL: 1008 sq. ft, 94 m2
 FLOOR 1: 535 sq. ft, 50 m2, FLOOR 2: 362 sq. ft, 34 m2, FLOOR 3: 111 sq. ft, 10 m2
 EXCLUDED AREAS: PORCH: 34 sq. ft, 3 m2, FIREPLACE: 4 sq. ft, 0 m2, LOW CEILING: 47 sq. ft, 4 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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

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.

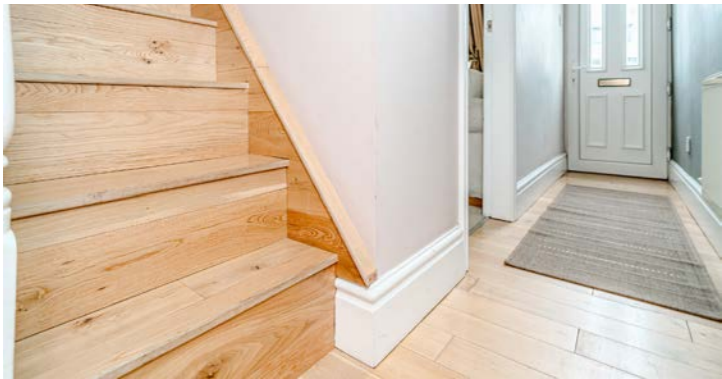


Located in a highly sought-after area, this charming terraced house boasts a garden at the front. Just a short stroll away from the Carrington centre, residents can enjoy easy access to a variety of restaurants, bars and shops.

Recently renovated throughout its three floors, this property is ideal for first-time buyers or families. Upon entering, you are greeted by a tastefully decorated front reception room featuring a stunning fireplace. Continuing through the hallway, you will find a second reception area with another fireplace and a wood burning stove. The kitchen is equipped with light-colored units, a dark worktop, integrated appliances, and ample space for additional appliances.

The staircase leading to the first floor is centrally located and leads to two bedrooms - one double and one single - as well as a family bathroom with a shower cubicle. The second floor boasts a well proportioned sized bedroom with a rooflight that floods the room with natural light.

Outside, the rear of the property offers a compact courtyard with access to the back street, providing a perfect outdoor space for relaxation and entertainment.





KEY FEATURES

- Charming Terraced Property
- Two Bedrooms
- Circa 1008 Square Feet
- Recently Renovated
- Two Spacious Reception Rooms
- Good Sized Kitchen
- Sought After Area
- Close to Amenities







