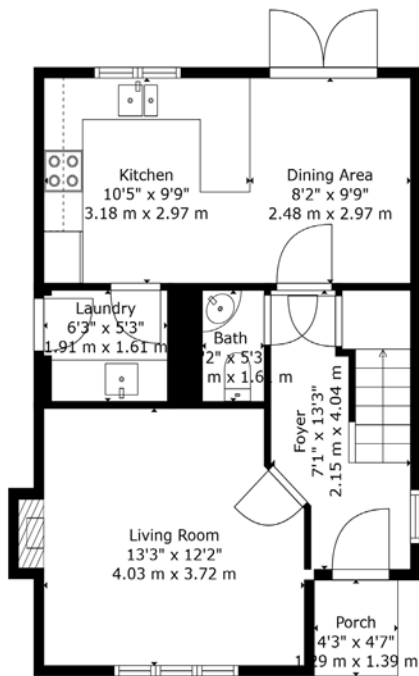
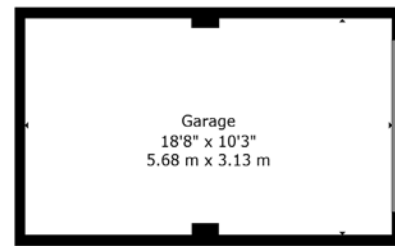




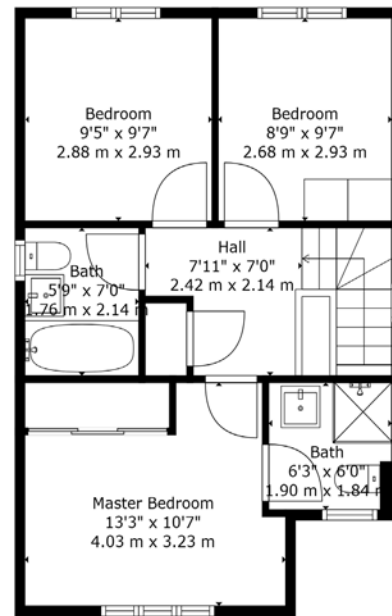
**Chorley:** 01257 241173  
**Ormskirk:** 01695 570102  
**Parbold:** 01257 442789  
**Southport:** 01704 778668  
[arnoldandphillips.com](http://arnoldandphillips.com)



Floor 1



Floor 2



Floor 3

**TOTAL: 990 sq. ft, 92 m2**  
 Below Ground: 496 sq. ft, 46 m2, FLOOR 2: 0 sq. ft, 0 m2, FLOOR 3: 494 sq. ft, 46 m2  
 EXCLUDED AREAS: PORCH: 19 sq. ft, 2 m2, FIREPLACE: 3 sq. ft, 0 m2, GARAGE: 192 sq. ft, 18 m2  
Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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](http://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 the highly desirable Buckshaw Village, this charming detached home is now available for purchase.

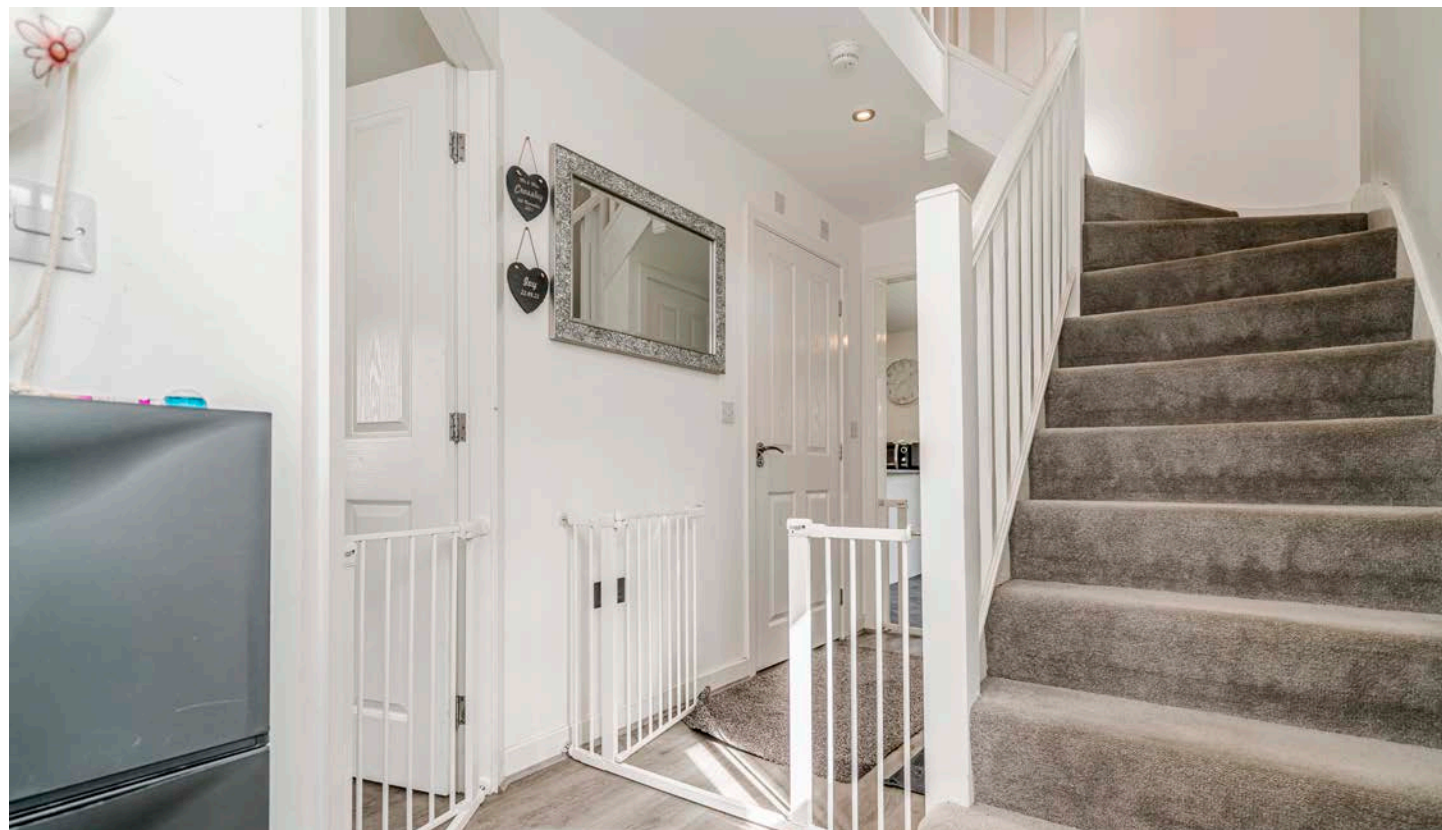
Perfect for first-time buyers or families, the layout of the property is both practical and inviting. The front of the house features a cosy lounge, while the modern dining kitchen at the rear offers a lovely view of the well-maintained rear garden through French doors. Additionally, this floor includes a convenient laundry room and a downstairs WC.

Upstairs, you'll find three bedrooms, with the largest boasting an ensuite shower room. The family bathroom, in classic white, includes both a bath and an overhead shower.

Externally there is a garden at the front and a detached garage and driveway at the back of the property. The rear garden is well maintained and easy to look after. A safe place for children to play and great for sitting out and relaxing or entertaining.

Buckshaw Village is a great community, with well know superstores, eateries and bars, there is a railway station close by and the motorway links are also easily accessible, The town of Chorley is only a short drive away and the cities of Preston and Manchester are within easy reach.

Don't miss out on the opportunity to make this house your new home!







**KEY FEATURES**

- Attractive Detached Home
- Three Bedrooms
- Master with Ensuite Showroom
- Circa 990 Square Feet
- Spacious Dining Kitchen
- Detached Garage
- Driveway Parking
- Sought After Location
- Great Transport Links









