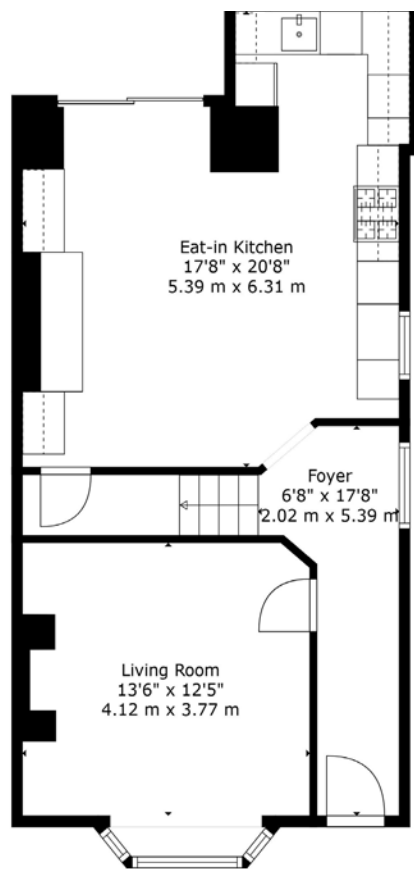
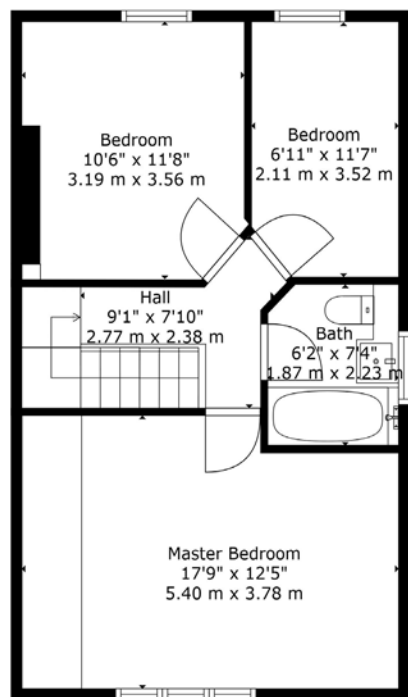




Chorley: 01257 241173 **Parbold:** 01257 442789
Ormskirk: 01695 570102 **Southport:** 01704 778668
 arnoldandphillips.com



Floor 1



Floor 2

TOTAL: 1145 sq. ft, 106 m2
 FLOOR 1: 614 sq. ft, 57 m2, FLOOR 2: 531 sq. ft, 49 m2
Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



Tenure: We are advised by our client that the property is Leasehold
 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.



Rarely do you find such charming 1930s semi-detached properties on the market, and this particular one has been meticulously decorated to a high standard, whilst retaining the inherent character of this lovely property

Upon entering, you are greeted by a spacious hallway that leads to a delightful lounge boasting high ceilings, period features, and a striking bay window. The stylish dining kitchen at the back of the house is equipped with light and airy units and a range of integrated appliances, with sliding patio doors offering a view of the rear courtyard.

Upstairs, there are three bedrooms, two of which are generously sized doubles, along with a modern family bathroom featuring a bath and sink/wc vanity unit.

The front of the property boasts a charming walled garden, while the low-maintenance rear offers ample space for dining and relaxation, adorned with vibrant pots and containers.

Situated in a highly sought-after location, this home is conveniently close to local amenities and the bustling town centre of Chorley, replete with shops, cafes, restaurants, and bars. Excellent transport links are also within reach, with a railway station and motorway network just minutes away.

Early viewing is recommended.





KEY FEATURES

- Charming Semi Detached Home
- Three Good Sized Bedrooms
- Circa 1145 Square Feet
- Spacious Lounge
- Stylish Dining Kitchen
- Tastefully Decorated Throughout
- Great Location
- Good Transport Links





