

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







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

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ocated at the end of a peaceful cul de sac, this spacious detached house boasts a prime location with fields on one side.

The main floor features a spacious lounge that leads into a stunning Orangery, perfect for dining or relaxing. The modern kitchen diner is equipped with sleek shaker style units, integrated appliances, and a casual dining area and also has access into the Orangery. On the ground floor there is a home office, offering versatility as a snug or games room and a handy utility and bathroom.

pstairs, there are four bedrooms, three double and one currently used as a gym. The master bedroom includes an ensuite shower room and all double bedrooms benefit from fitted wardrobes. There is also a family bathroom in classic white.

utside, a private rear garden with a patio and planters provides a tranquil retreat, while off-road parking is available at the front of the property.

The property also has Solar panels and a battery for storing excess energy which helps keep the bills low.

The area is most convenient, offering a host of local shops and amenities, with the thriving town centres of Chorley and Wigan both within a short drive and with bustling centres which host a wide range of high street stores, eclectic bars and eateries, when one is looking something a little more vibrant, whilst when one is in the mood for a little relaxation, the beautiful Yarrow Valley Country Park is close by, ensuring one can escape for a peaceful stroll with the dogs in the evening.









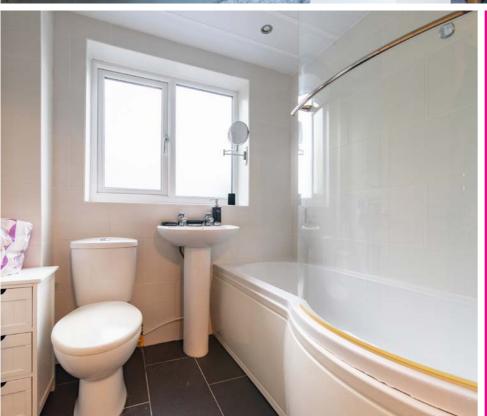












## KEY FEATURES

Spacious Detached Home

Quiet Cul-de-Sac Location

End Plot

Four Bedrooms with Ensuite to Master

Light and Bright Orangery

Office

Lovely Views

Driveway Parking

Good Sized Rear Garden

Solar Panels































