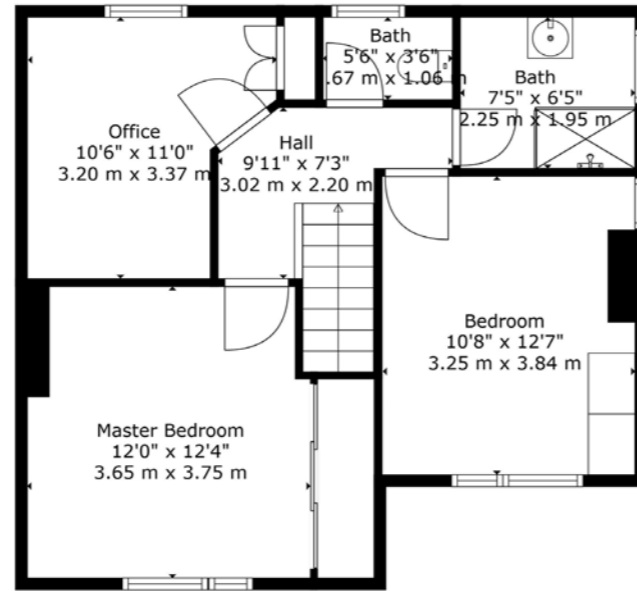
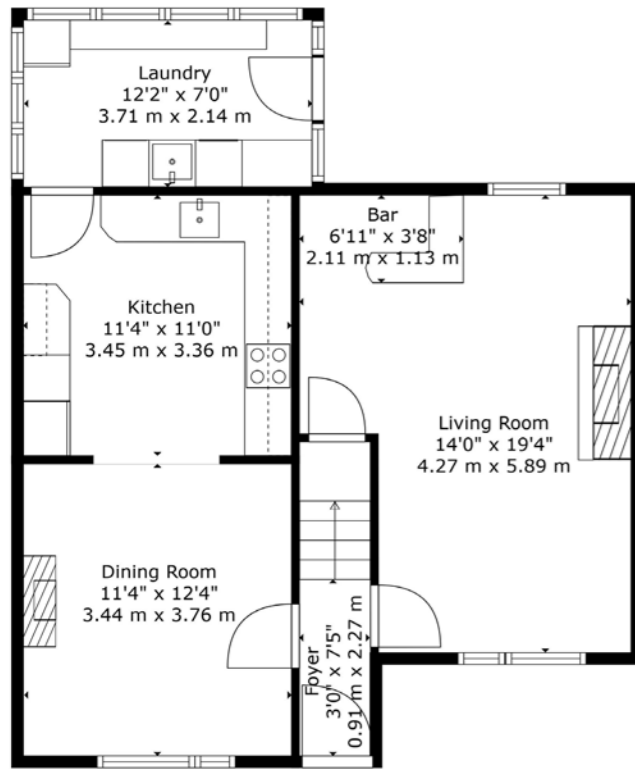




Chorley: 01257 241173 **Parbold:** 01257 442789
Ormskirk: 01695 570102 **Southport:** 01704 778668
 arnoldandphillips.com



Floor 1

Floor 2

TOTAL: 1211 sq. ft, 112 m2
 FLOOR 1: 651 sq. ft, 60 m2, FLOOR 2: 560 sq. ft, 52 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: B

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 just a short distance from Chorley town centre, this elegant traditional property features a walled front garden and a spacious driveway on a generous plot.

Upon entering the residence, you are greeted by a welcoming lounge with a charming brick fireplace and dual aspect windows, as well as a well-appointed kitchen with oak units and a utility room leading to the garden. The dining room, adorned with ceiling beams and characterful features, offers ample space for a large dining table.

Upstairs, three bedrooms, including two doubles and a single currently used as an office, are accompanied by a family shower room and a separate toilet.

Outside, the rear garden boasts a vast patio, a lush lawn, and a summerhouse with a veranda, presenting a perfect setting for family gatherings and entertaining.

With its potential for transformation, this property is sure to make a splendid family home.





KEY FEATURES

Traditional Style Semi Detached Property

Three Bedrooms

Circa 1211 Square Feet

Good Sized Lounge

Separate Dining Room

Utility

Large Plot

Expansive Driveway

Large Gardens

Close to Town Centre



