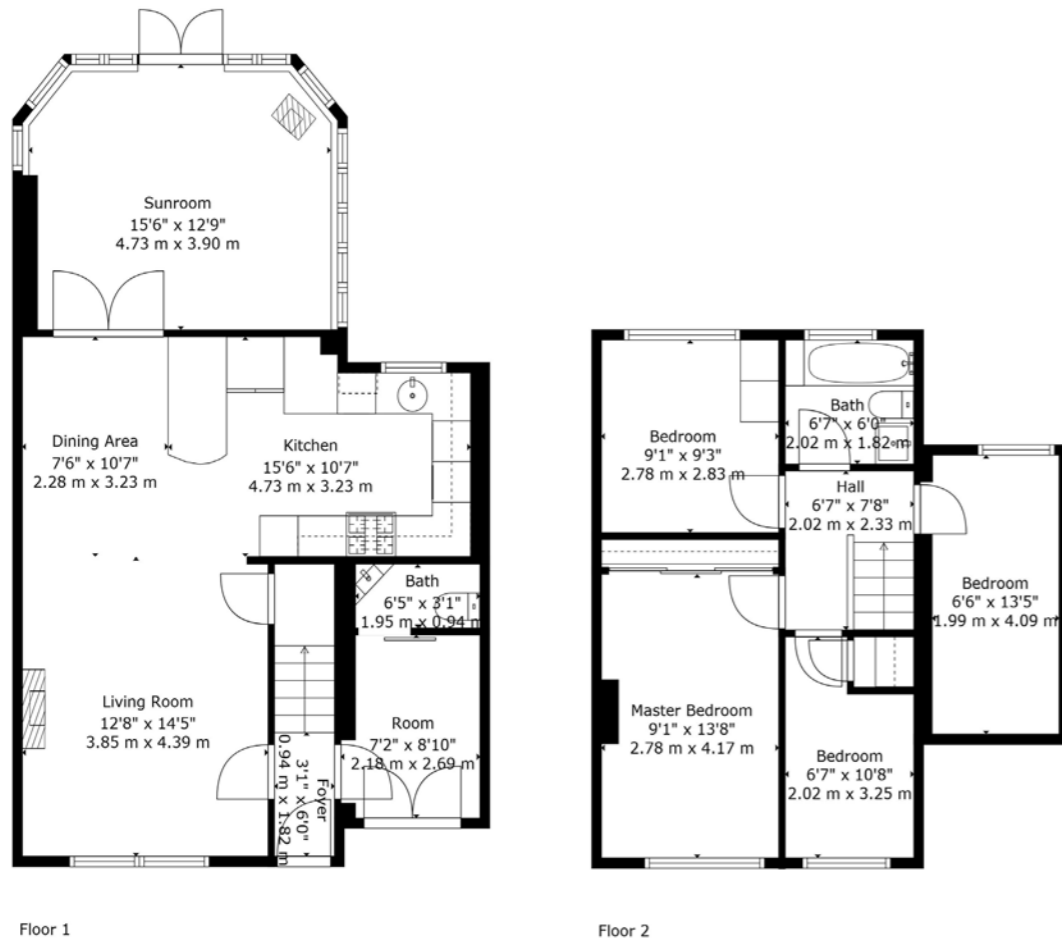




Chorley: 01257 241173
Ormskirk: 01695 570102
Parbold: 01257 442789
Southport: 01704 778668
arnoldandphillips.com



TOTAL: 1244 sq. ft, 116 m2
 FLOOR 1: 764 sq. ft, 71 m2, FLOOR 2: 480 sq. ft, 45 m2
 EXCLUDED AREAS: LOW CEILING: 21 sq. ft, 2 m2



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

This well regarded residential development is extremely sought after and the location is a real highlight, being within the highly desirable village of Euxton, just a short drive from the vibrant centre of Chorley, and therefore, ideally located for access to the abundance of shops and amenities available locally, as well as excellent schools at all levels. The commuter will be sure to be impressed at the ease one can reach the M6 and M61 motorways, ensuring major commercial centres such as Manchester, Preston and Bolton are within easy reach, as well as being just a short stroll from Balshaw Lane Railway Station.

This property extends to 1244 square feet in total, entering via the entrance porch you are immediately enveloped by the open plan family room which incorporates lounge area with feature fireplace and stove, a dining area and kitchen. The kitchen is fitted with a range of wall and base units in white, with contrasting black laminated work surfaces and equipped with an integrated appliances and a range style oven. Proceeding from here through double doors you enter into a bright and light sun-room that can be used all year round and has a stunning wood burning stove. Adjacent to this is the garage which has been converted into a playroom with plenty of storage and a handy cloaks/WC.

On first floor, the landing provides access to the four bedrooms, all of which are bright and appealing with the master benefiting from built-in furniture. The accommodation is completed by a smart three-piece family bathroom in classic white, comprising of WC, vanity wash hand basin and panelled bath, with overhead shower.

Externally, the frontage provides off-road parking, the good sized rear garden has a paved patio leading to an artificial grass lawn and at the end a lovely garden room with comfy seating, ambient lighting and bar, where one can enjoy the private aspect with a relaxing glass of wine or two in the sunshine.





KEY FEATURES

- Semi Detached Family Home
- Four Bedrooms
- Circa 1244 Square Feet
- Open Plan Living
- Light and Bright Sun-Room
- Large Rear Garden with Garden Room
- Driveway Parking
- Popular Location







