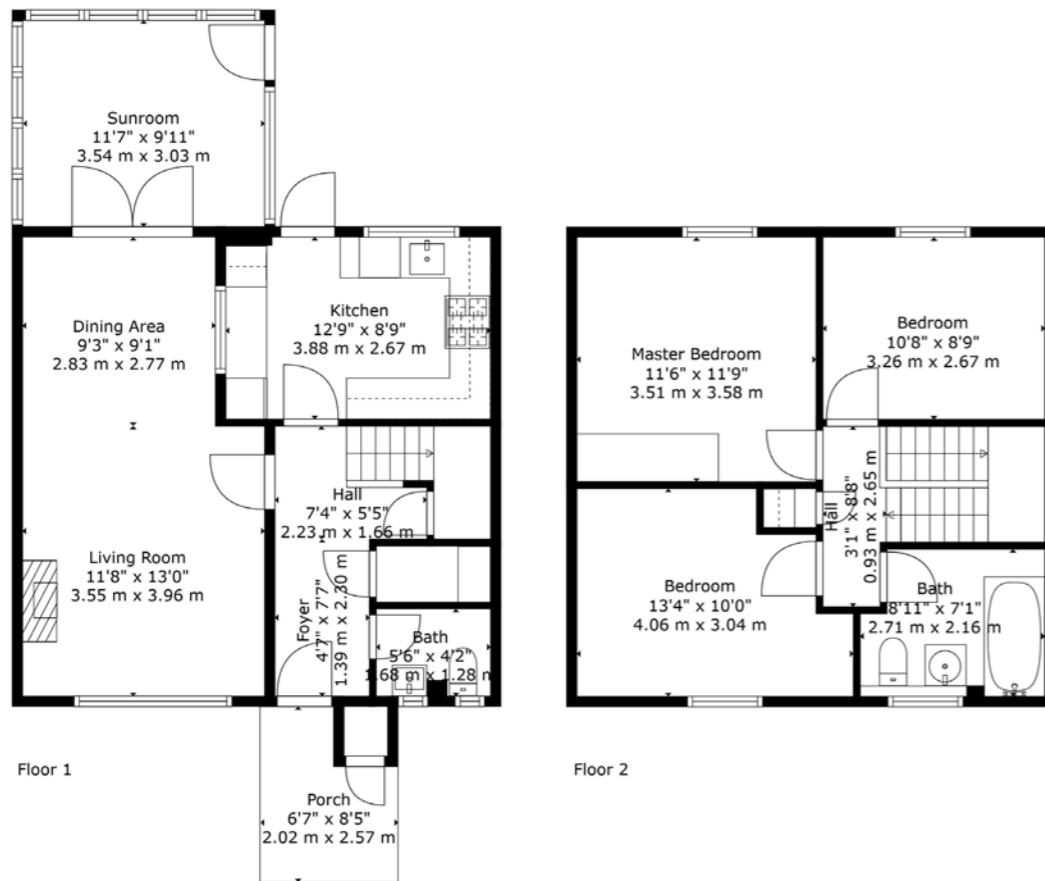
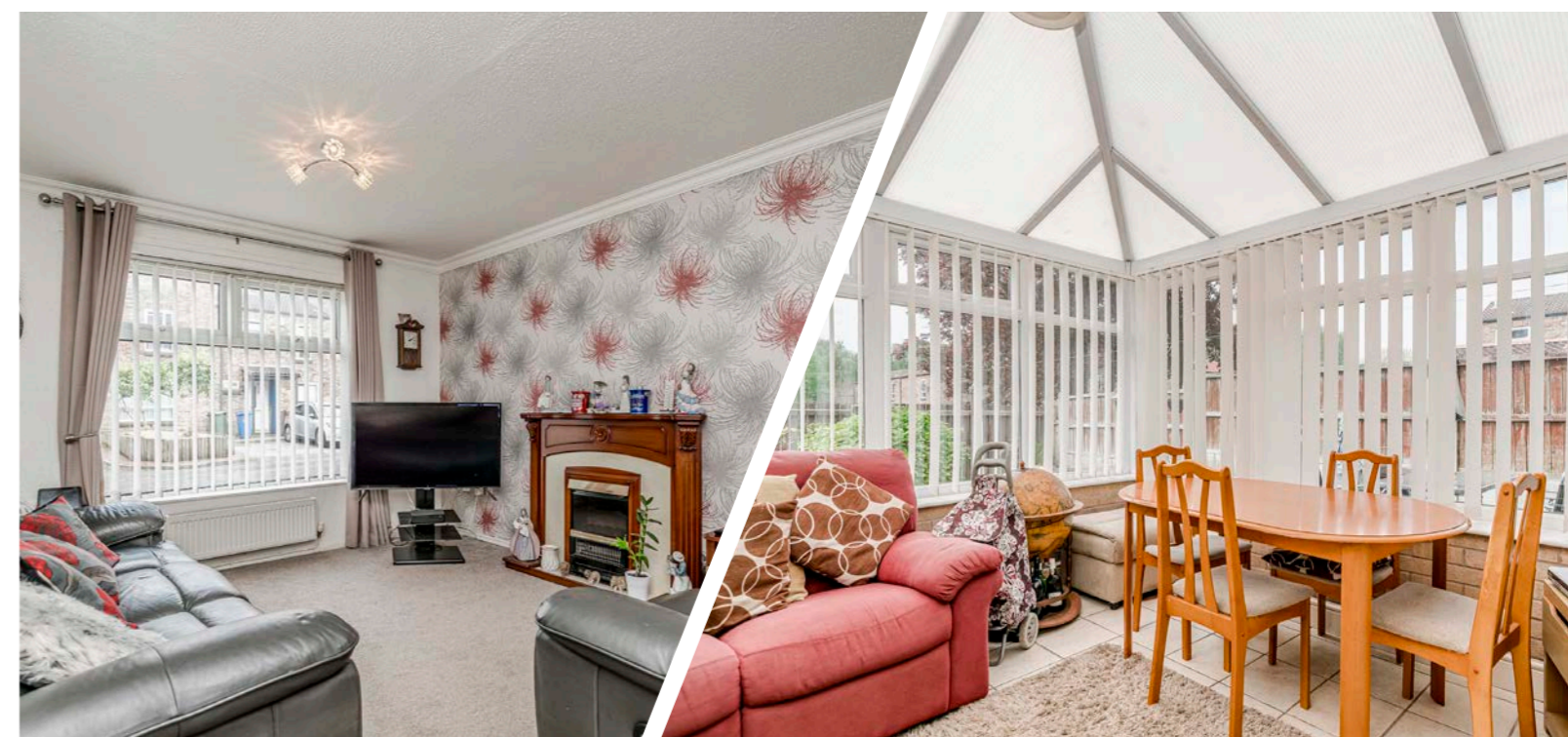




Chorley: 01257 241173
Ormskirk: 01695 570102
Parbold: 01257 442789
Southport: 01704 778668
arnoldandphillips.com



TOTAL: 1121 sq. ft, 104 m²
 FLOOR 1: 624 sq. ft, 58 m², FLOOR 2: 497 sq. ft, 46 m²
 EXCLUDED AREAS: PORCH: 47 sq. ft, 4 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

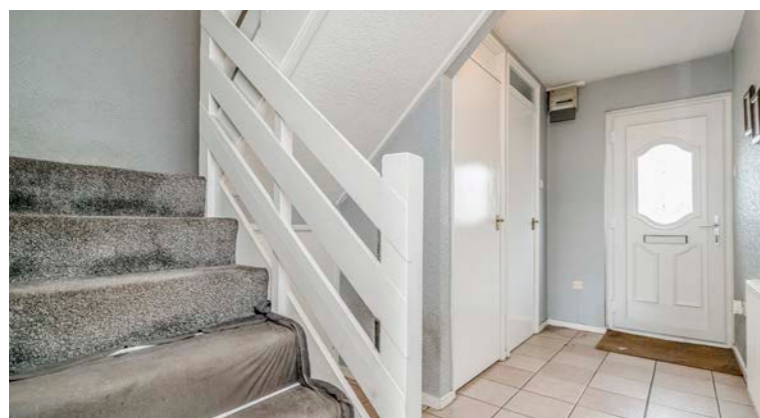
Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract 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.

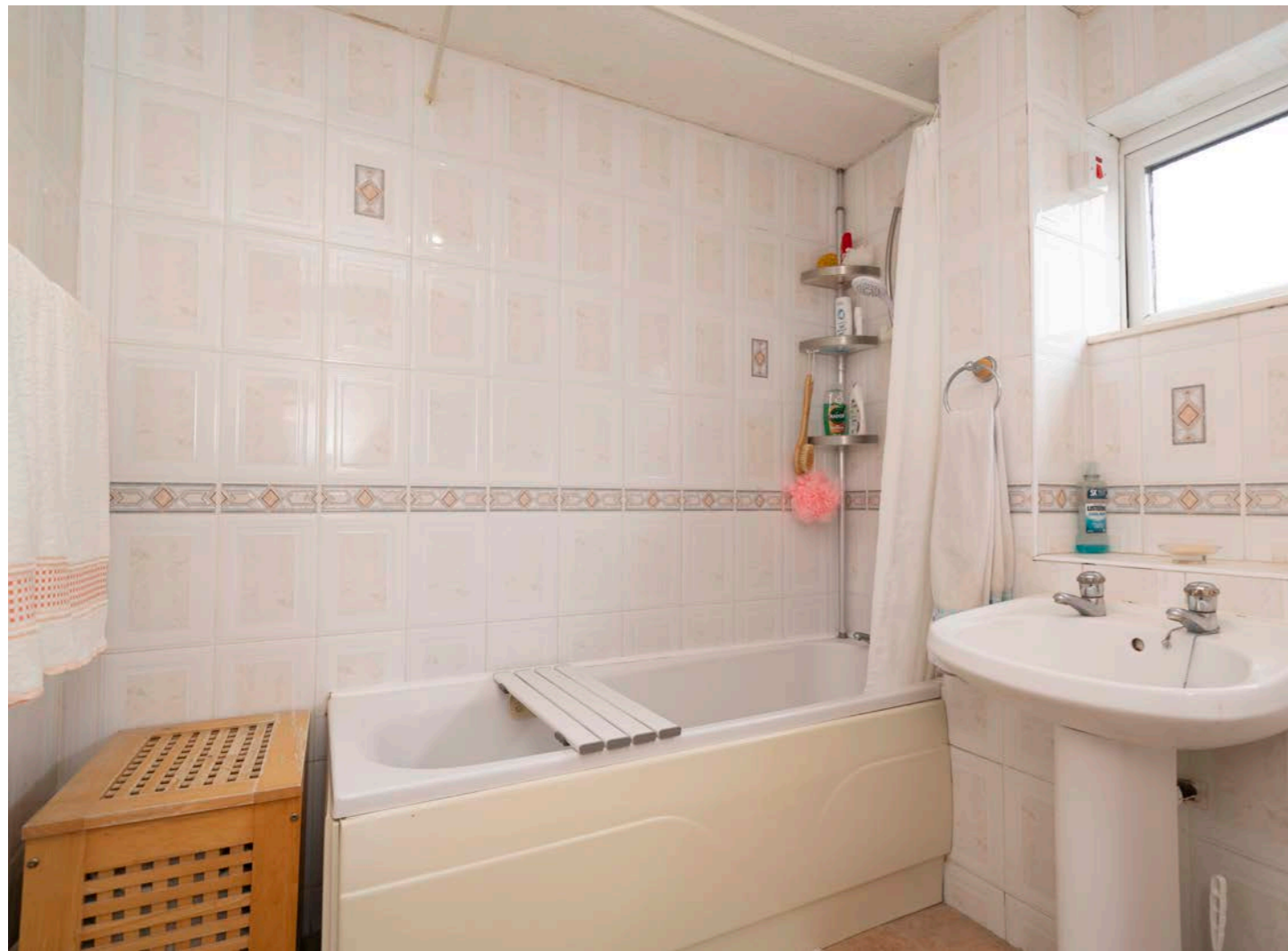
This charming three bedroom terraced home is brimming with potential, making it an excellent choice for first-time buyers or families. Despite being terraced, the property offers ample space, including a spacious lounge leading into a dining room, a separate kitchen, and a sunroom at the back with stunning views of the South West facing garden.

Upstairs, you will find three generously sized double bedrooms and a family bathroom.

Outside, the low-maintenance rear garden features a paved area dotted with planters and borders bursting with colorful plants and shrubs. Additionally, there is a designated parking space at the front of the property.

Situated in an ideal location, this home is conveniently close to local amenities while still being just a short drive away from Chorley town center, where you can find a variety of shops, restaurants and cafes and great transport links, with the motorway being close by and the Railway stations at Chorley, Euxton and Buckshaw Village.





KEY FEATURES

- Mid Terraced Home
- Fantastic Potential
- Three Good Sized Bedrooms
- Circa 1121 Square Feet
- Spacious Lounge/Dining Room
- Sunroom
- Garden
- Near to Amenities





