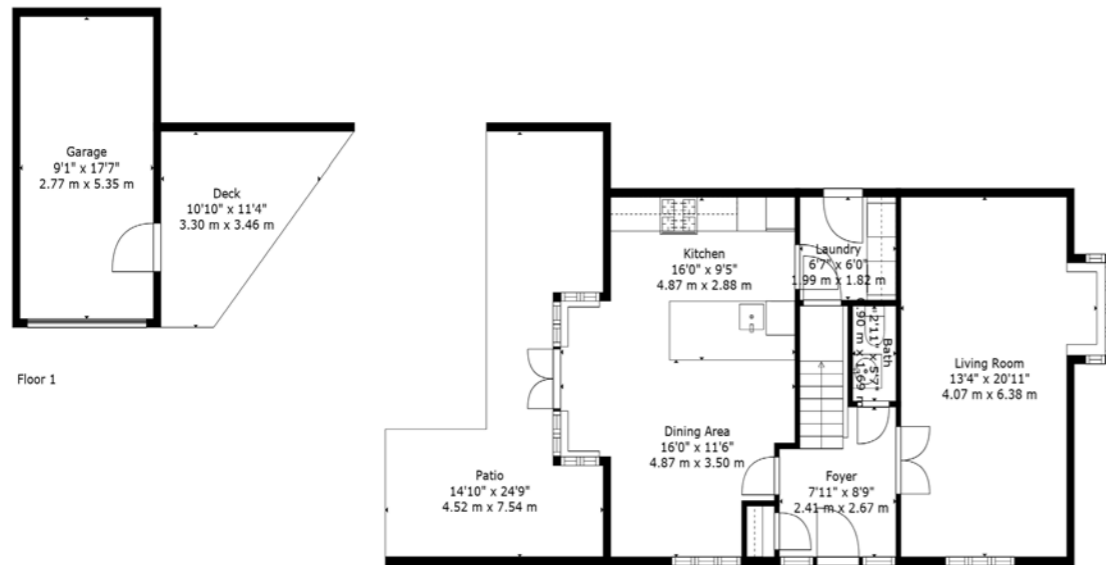
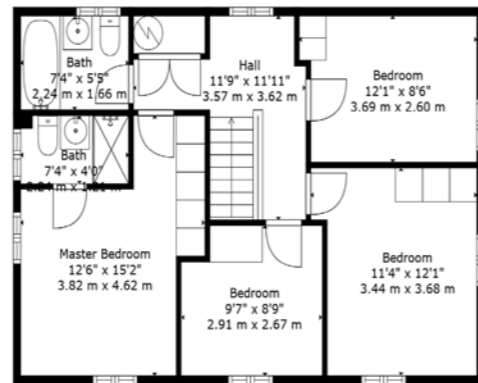




Ormskirk: 01695 570102 Southport: 01704 778668  
 arnoldandphillips.com Chorley: 01257 241173



**TOTAL: 1349 sq. ft, 126 m2**  
 FLOOR 1: 697 sq. ft, 65 m2, FLOOR 2: 652 sq. ft, 61 m2  
 EXCLUDED AREAS: DECK: 95 sq. ft, 9 m2, PATIO: 214 sq. ft, 20 m2, GARAGE: 160 sq. ft, 15 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



We are advised by our client that the property is: Leasehold  
 Years Remaining on Lease: 143 years  
 Ground Rent Payable: £250 p.a.  
 Council Tax Band: E  
 Details Prepared: 21/06/2024

Every care has been taken with the preparation of these property details but they are 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. These property details do 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](http://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.

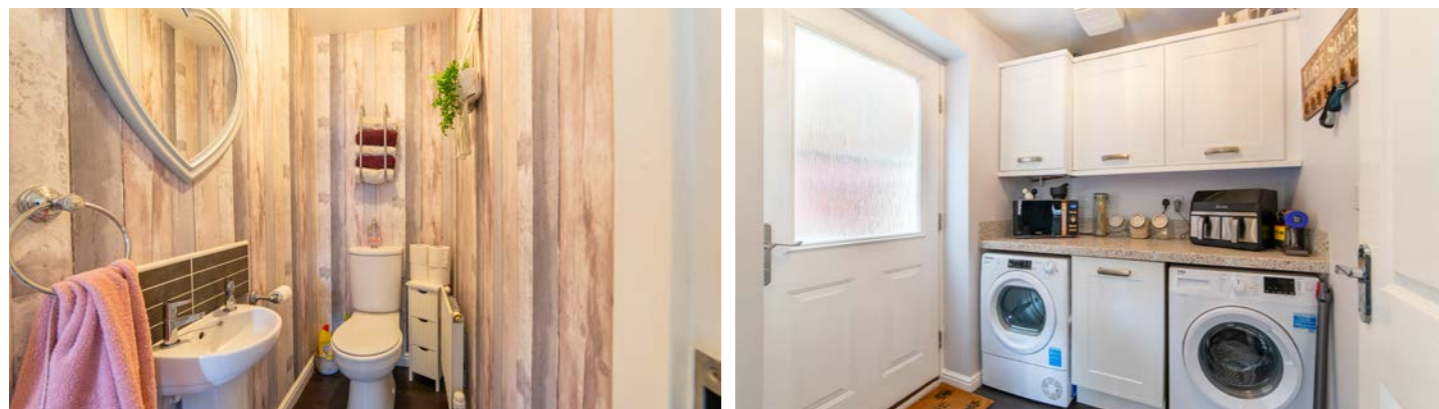


Arnold and Phillips are pleased to market this beautifully presented turn key four bed detached, corner plot property on a much sought after residential area in Chorley. This would be an ideal home for a family offering excellent indoor and outdoor space throughout. The property is ideally placed close to Chorley town centre and its superb local schools, supermarkets, and amenities. There is also fantastic travel links via the nearby train station.

Internally, the property comprises of a welcoming reception hall. It is here you can find the stairs, a conveniently located WC, cloak cupboard and access to the majority of the ground floor rooms. To the right hand side of the property, you'll find the generously sized lounge featuring a gorgeous bay window bringing in ample natural light into the space. Moving back through the hall to the left side of the home, you'll enter into the stunning open plan kitchen/dining/breakfast room. This room receives plenty of light from the dual aspect windows and is large enough to comfortably fit a family dining table. The beautiful kitchen area has been fitted with brand new, integrated appliances throughout and has striking recycled worktops that doubles up as a breakfast bar for up to four people. It is from here you can find access to the convenient utility room as well as the pantry.

Moving upstairs, you'll find four good sized bedrooms, all large enough in size to fit double beds, with the master bedroom and bedroom two benefiting from integrated wardrobe space. The master also benefits from a private ensuite shower room. The three piece family bathroom and more integrated storage can also be found on this floor. The home has been fitted with brand new carpets throughout as well as a new central heating system. The landing also gives fold down ladder access to the fully boarded loft.

Externally to the rear, you'll find the single garage with parking for one car on the drive. There is also additional on road parking to both the front and opposite side of the home. The beautiful garden space can be found to the side of the home and features a well maintained central lawn as well as patio areas taking in the full advantage of the sun throughout the summer months. There is also a handy side door into the garage.





KEY FEATURES

- Immaculately Presented Detached Home
- Four Good Sized Bedrooms with Ensuite to Master
- Circa 1349 Square Feet
- Generous Lounge
- Beautiful Open Plan Dining Kitchen
- Well Maintained Rear Garden
- Off Road Parking
- Single Garage
- Close to Town Centre





