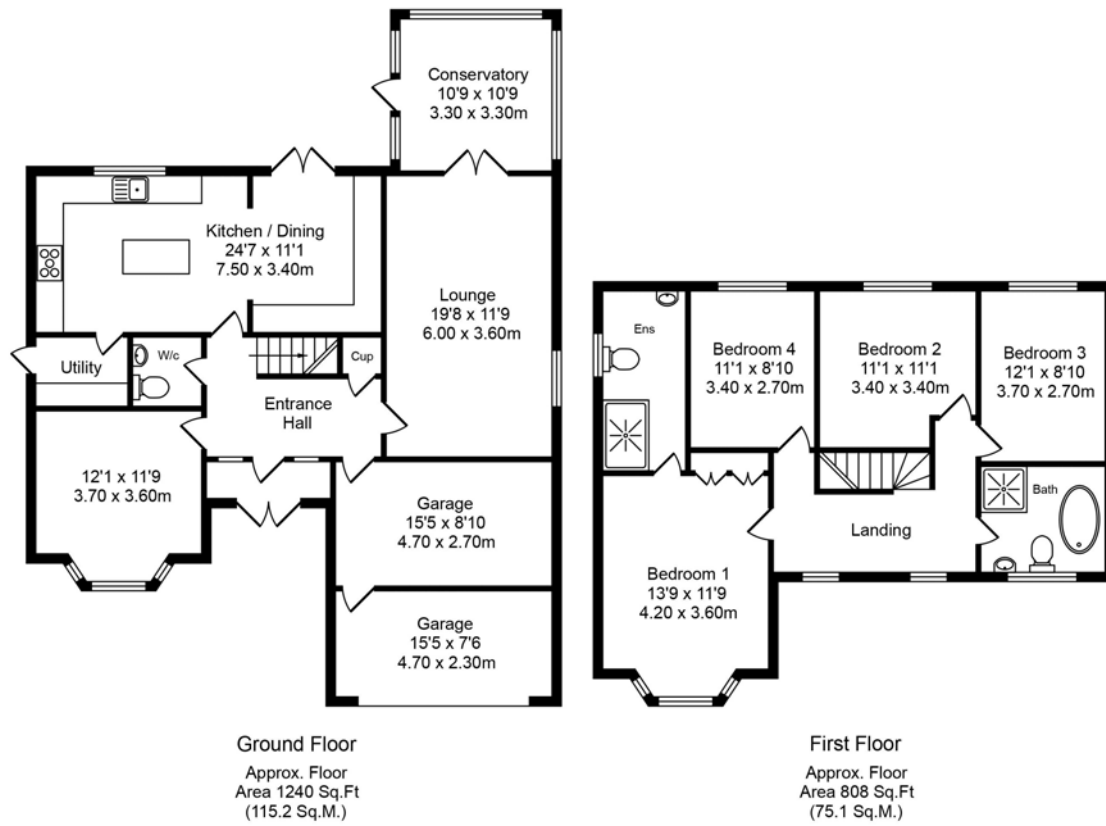




Chorley: 01257 241173
 Ormskirk: 01695 570102
 Parbold: 01257 442789
 Southport: 01704 778668
 arnoldandphillips.com

Total Approx. Floor Area 2048 Sq.ft. (190.3 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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

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.

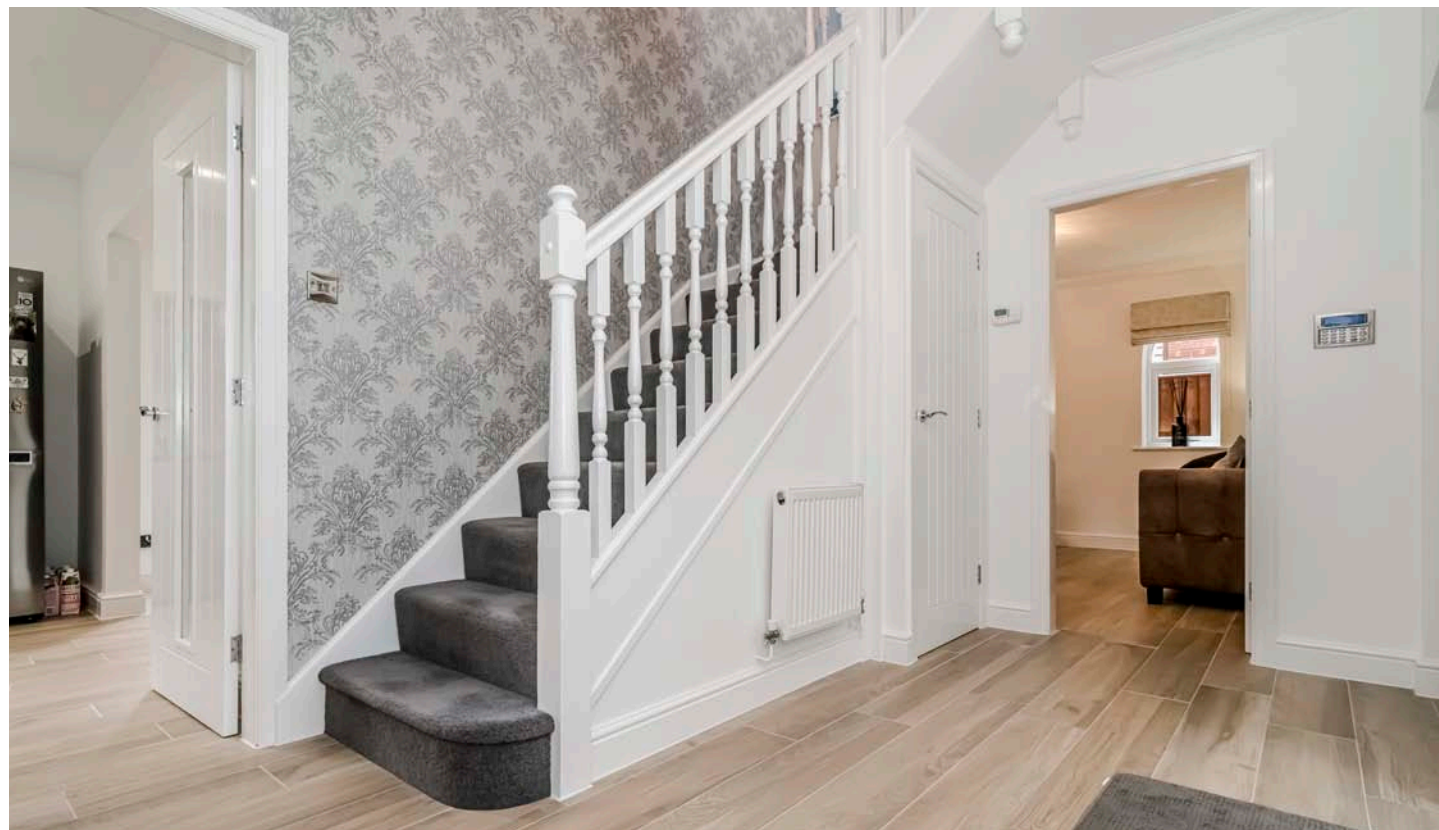
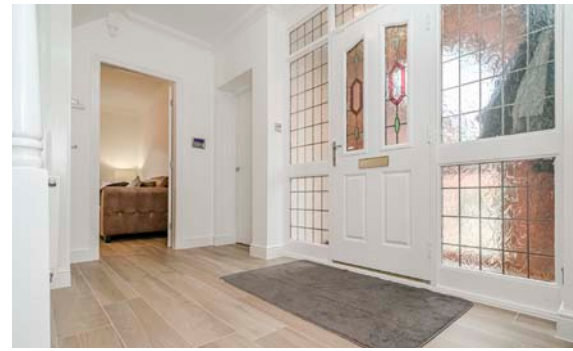


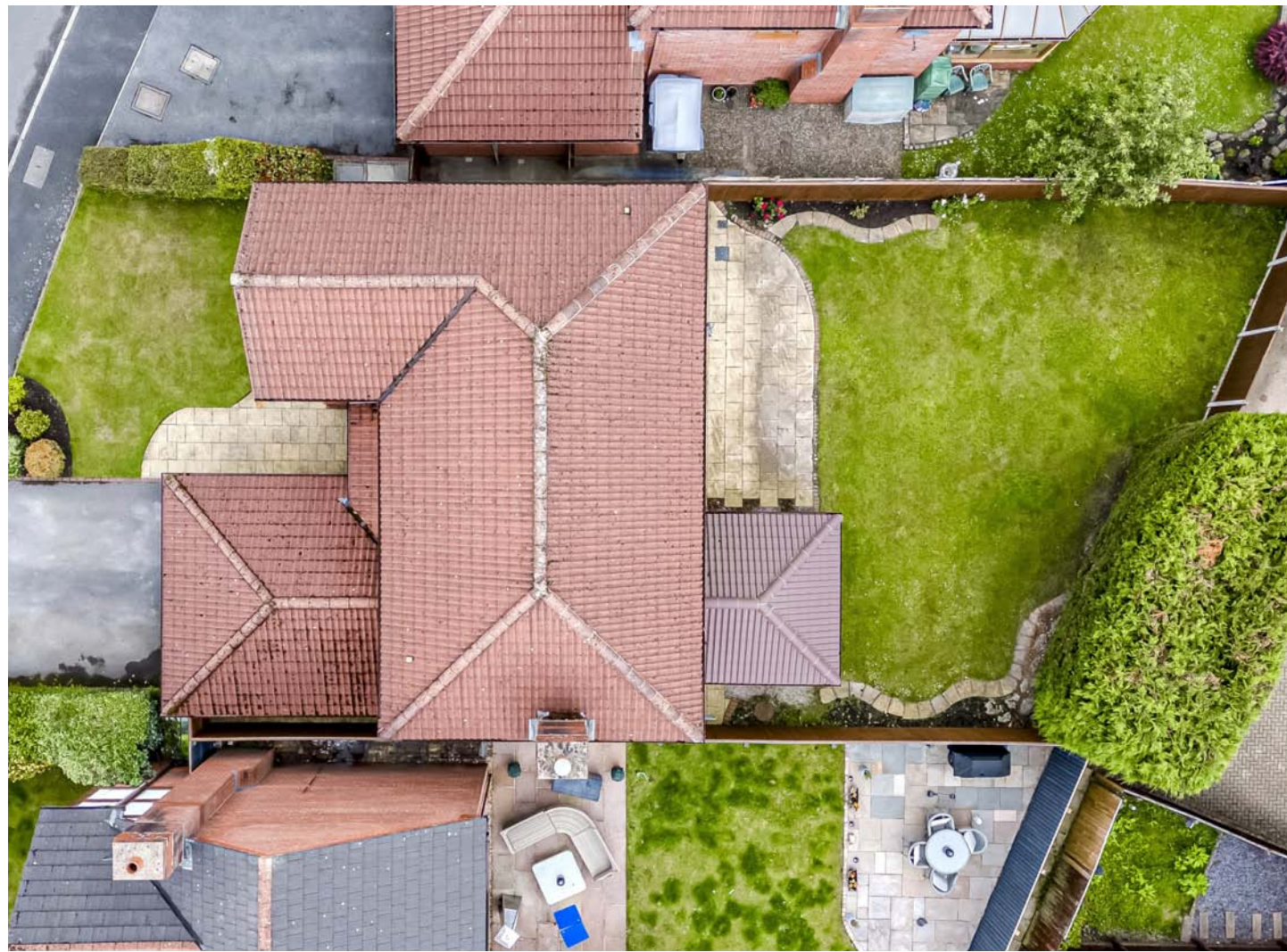
Arnold & Phillips proudly present this exceptional four bedroom detached property that has undergone a complete cosmetic makeover to offer the highest standard of modern luxury living. Situated on a picturesque residential street in close proximity to Chorley town centre, this property is a true gem that combines elegance and functionality like no other. The exterior of the property has been meticulously upgraded, with all fascias, guttering, and downpipes replaced within the last 6 months. For added security and peace of mind, the property features 360-degree external CCTV coverage and a new commercial-grade alarm system that can be accessed remotely from anywhere in the world.

Upon entering the property, one is greeted by Italian porcelain tiling with a wood plank effect throughout the ground floor, enhanced by a full underfloor heating system that can be controlled via a web-based interface or mobile device. The downstairs cloakroom has been refurbished to a high standard, featuring Italian porcelain tiles, high-quality units, and a heated towel rail radiator for added comfort. The kitchen has been transformed into a culinary masterpiece, boasting a bespoke shaker style design with base and wall units, two larders, and a central island. Equipped with top-of-the-line appliances including AEG ovens and a NEFF hob, the kitchen is a chef's dream. The living room has also been upgraded with a limestone fireplace and slate hearth, complemented by a gas-fired wood burner effect fire. The addition of a bespoke Oak Orangery and French doors creates a seamless transition to the outdoor space, providing a beautiful area to enjoy the sunshine throughout the day.

Upstairs, the property features four double bedrooms, with Bedrooms Two and Three designed to accommodate king-size beds, with Bedroom One capable of supporting a super king bed. The ensuite bathroom is a luxurious retreat, featuring marble-effect Italian porcelain tiles, a large shower tray, and underfloor heating for added comfort.

In conclusion, this property is a true masterpiece of modern design and luxury, offering a perfect blend of style, comfort, and functionality. With every detail carefully considered and executed to perfection, this home is a rare find that must be seen to be truly appreciated. Viewing is highly recommended to experience the exceptional quality and craftsmanship of this stunning property.





KEY FEATURES

- EXCEPTIONAL DETACHED FAMILY HOME
- CIRCA 2048 SQ FT
- FOUR BEDROOMS (EN-SUITE TO BEDROOM ONE)
- HIGH STANDARD OF FINISH THROUGHOUT
- BESPOKE KITCHEN WITH TOP-OF-THE-LINE APPLIANCES
- TWO RECEPTION ROOMS PLUS ORANGERY
- GOOD SIZED WELL MAINTAINED REAR GARDEN
- AMPLE OFF ROAD PARKING & DOUBLE GARAGE







