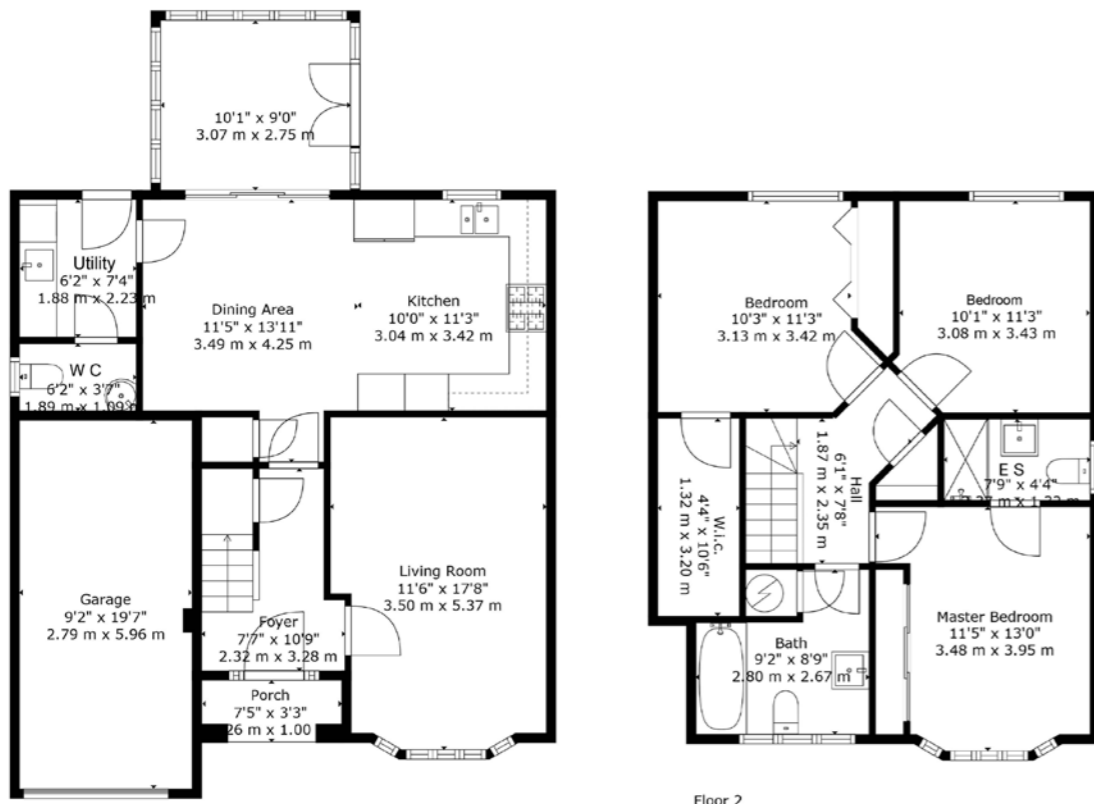




Chorley: 01257 241173 **Parbold:** 01257 442789
Ormskirk: 01695 570102 **Southport:** 01704 778668
 arnoldandphillips.com



Floor 1

Floor 2

TOTAL: 1204 sq. ft, 112 m2
 FLOOR 1: 606 sq. ft, 56 m2, FLOOR 2: 598 sq. ft, 56 m2
 EXCLUDED AREAS: GARAGE: 180 sq. ft, 17 m2, SCREENED PORCH: 91 sq. ft, 8 m2, PORCH: 24 sq. ft, 2 m2,
 LOW CEILING: 45 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
 Estate Management Charge: Currently Approx £290 per annum covering estate grounds including play area.
 Council Tax Band: D

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 most handsome detached home rests in a pleasant position on a highly regarded development. The property displays a practical flowing floor plan with a perfect arrangement of space designed with family living in mind. The present owners have presented the property with tasteful decor and quality fittings and finishes, and internal inspection will certainly not disappoint.

The area is highly desirable and noted for its quality residential properties and its proximity to some of the area's finest schools, along with handy access to Chorley's bustling town centre and a short drive to the motorway and railway networks.

Internally the property provides living space covering circa 1204 square feet, with highlights including reception hallway with understairs storage cupboard, lounge, and an open plan kitchen/diner which is fitted with a comprehensive quality range of wall and base units and built-in appliances including electric double oven, gas hob and extractor hood. A good sized conservatory, a handy utility and a cloaks/wc complete the ground floor accommodation. To the first floor there are three wonderful bedrooms (master with en-suite and bedroom two with large walk-in wardrobe) and a family bathroom.

Externally, the property has been fitted with environmentally beneficial solar panels and has well maintained gardens to both the front, side, and rear. The garden has been carefully planned with seating areas to enjoy the sun at different times in the day, and also benefits from a handy storage shed/green house. To the front there is a driveway providing ample off road parking, which leads to a single garage.

We would strongly recommend an early internal inspection to avoid missing out on this superb home.





KEY FEATURES

HANDSOME DETACHED FAMILY HOME

CIRCA 1204 SQ FT

THREE BEDROOMS (MASTER WITH EN-SUITE)

OPEN PLAN KITCHEN/DINER

CONSERVATORY

AMPLE OFF ROAD PARKING & GARAGE

ATTRACTIVE REAR GARDEN

DESIRABLE LOCATION



