



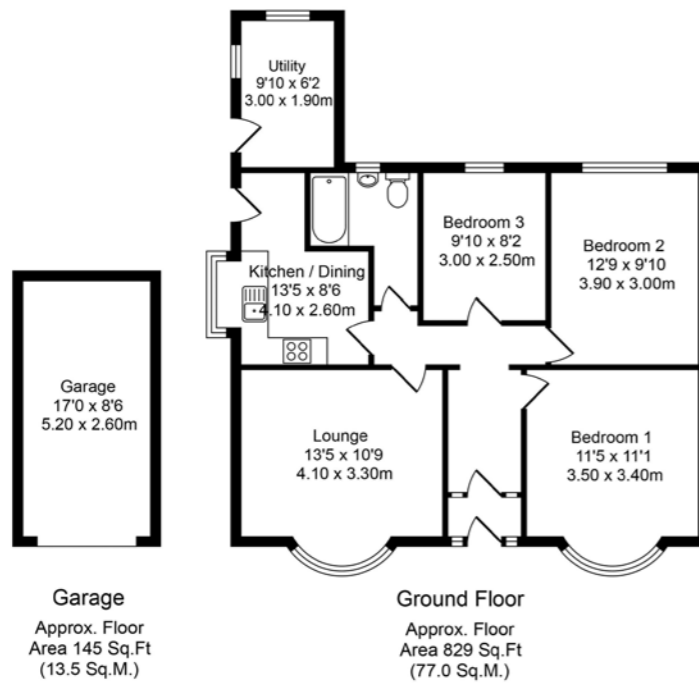
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Southport: 01704 778668  
Chorley: 01257 241173

**ARNOLD & PHILLIPS**  
ESTATE AGENTS

**Total Approx. Floor Area 974 Sq.ft. (90.5 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 Leasehold  
Council Tax Band: C

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.



**THE LUXURY PROPERTY SPECIALISTS**

**Carr Lane, Chorley**  
**Asking Price £279,995**





Arnold and Phillips are delighted to offer for sale this three bedroom true bungalow set along the highly sought-after Carr Lane in Chorley. Boasting a spacious floor plan with 974 sq feet of living space, the home offers the perfect blend of convenience and tranquility.

As you enter, you are greeted by a spacious lounge featuring a sweeping bay window and a charming feature fireplace, creating a cosy atmosphere for gatherings with family and friends. The adjacent kitchen is fitted with a range of wall and base units with an integrated oven and hob, further space for appliances, ample workspace and plenty of room to dine. The practical utility room provides additional storage and laundry facilities, ensuring functionality and ease of living. The bungalow also offers three well-proportioned bedrooms, all designed to maximise comfort and relaxation. Each room is bright and tastefully decorated, offering a peaceful retreat from the outside world. A three-piece bathroom finished in classic white completes the accommodation, providing a tranquil space to unwind and rejuvenate.

Outside, the property offers a paved driveway and forecourt providing extensive off-road parking for multiple vehicles. To the rear there is also a detached single garage which further enhances the practicality of this home, offering secure storage space or potential for a workshop. The rear garden has been thoughtfully designed with low maintenance in mind and is perfect for outdoor entertaining or simply enjoying a peaceful afternoon in the sunshine.

Situated in a desirable area, this property benefits from excellent local amenities including shops, schools, and transport links. The picturesque countryside including Yarrow valley, Birkarce park and Rivington that surrounds Chorley is also easily accessible, offering endless opportunities for outdoor activities and leisurely walks.

Other benefits include vacant possession, gas central heating and double glazing. Don't miss the chance to make this delightful true bungalow your new home.







**KEY FEATURES**  
Detached True Bungalow  
Three Bedrooms  
Circa 974 Square Feet  
Modern Kitchen  
Utility  
Ample Driveway Parking  
Detached Garage  
Easy to Maintain Rear Garden  
Close to Town Centre  
Great Transport Links









