

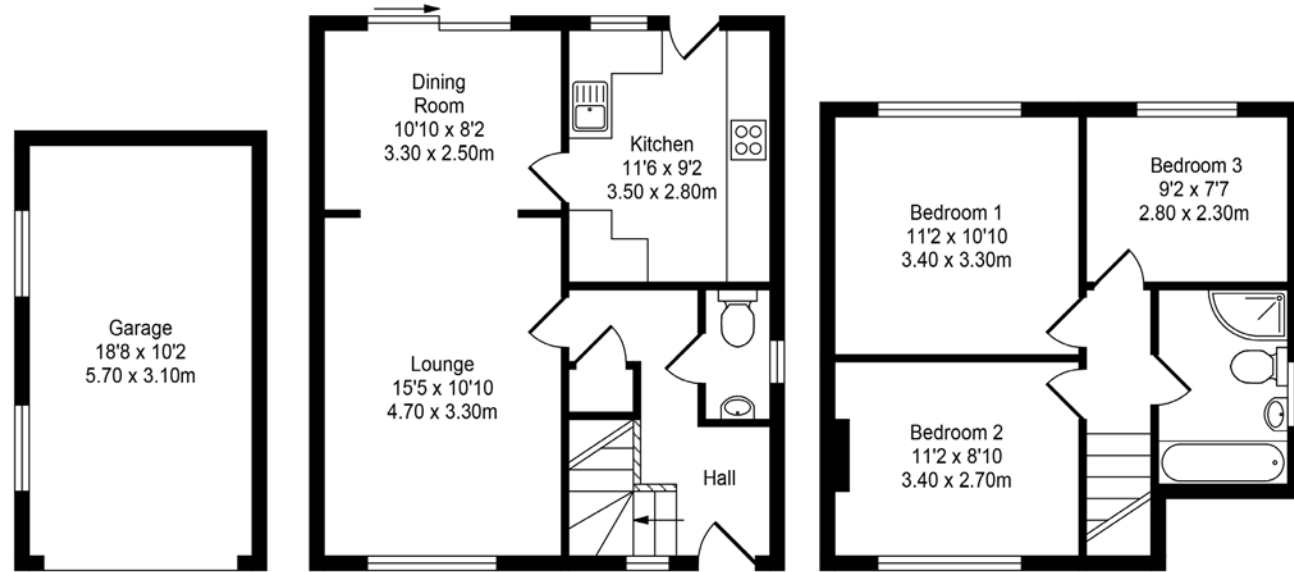


Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173

Total Approx. Floor Area 1071 Sq.ft. (99.46 Sq.M.)

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



Approx. Floor Area 190 Sq.Ft (17.67 Sq.M.)

Approx. Floor Area 487 Sq.Ft (45.26 Sq.M.)

Approx. Floor Area 393 Sq.Ft (36.53 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
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. 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.

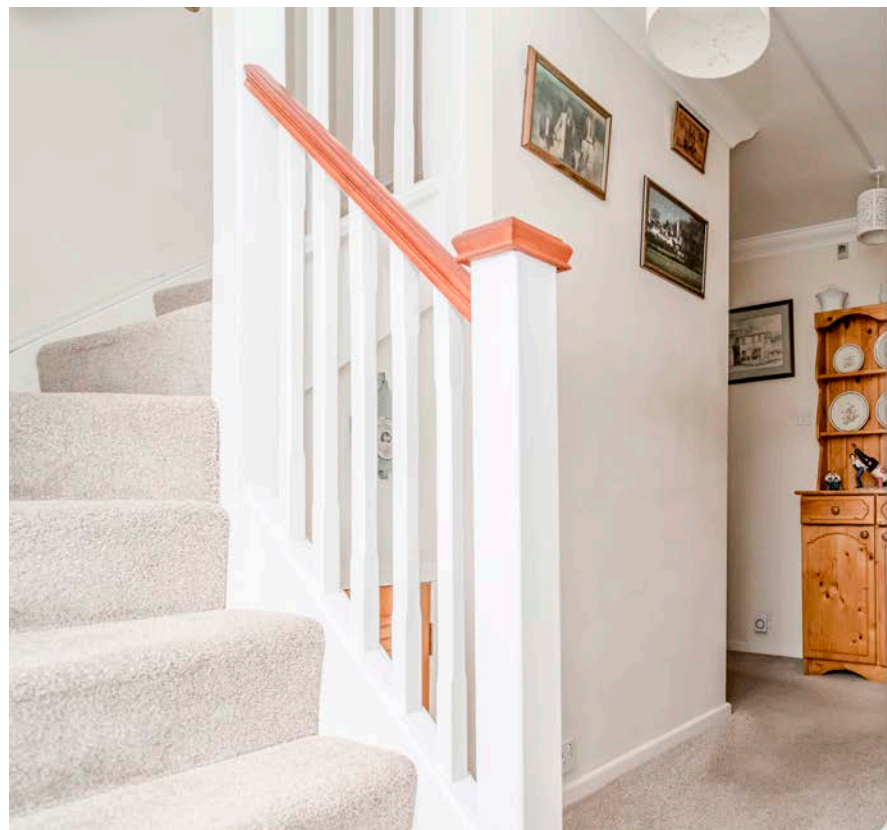
Homes in this tranquil residential area are always in high demand, and this beautifully presented three-bedroom property is no exception. The convenience of this location is unparalleled, situated in the highly regarded village of Euxton and just a short drive from the bustling town centre of Chorley.

Upon entering the property, you are greeted by an inviting entrance hallway with stairs leading up to the first floor. The light and airy lounge at the front features a large picture window, seamlessly flowing into the dining room, which offers patio doors overlooking the picturesque rear garden. Adjacent to the dining room is the kitchen, equipped with an array of light wood units and completing the ground floor is a convenient cloaks/WC for added practicality.

Upstairs, you will find three well-proportioned bedrooms and a four-piece family bathroom, providing comfortable and functional living spaces for the whole family.

Externally, the property features a garden at the front, along with an ample driveway leading to a detached garage. The south facing rear garden is beautifully landscaped with vibrant colors, boasting a well-established garden and a large paved patio area that is perfect for entertaining and socialising with family and friends.

Early viewing is highly recommended as this property is sure to generate a lot of interest due to its desirable location and tasteful presentation.





KEY FEATURES
Well Presented Semi Detached Home
Three Good Sized Bedrooms
Circa 1071 Square Feet
Spacious Lounge
Dining Room
Ample Driveway Parking
Detached Garage
South Facing Rear Garden
Sought After Location







