

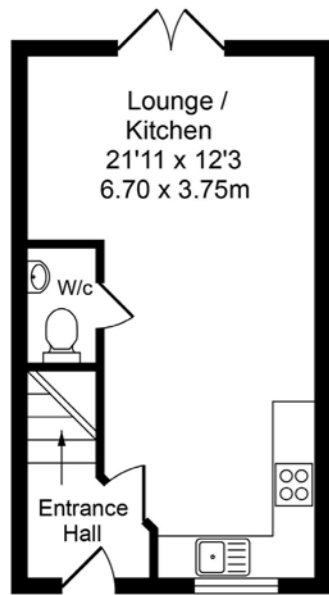


Ormskirk: 01695 570102
arnoldandphillips.com

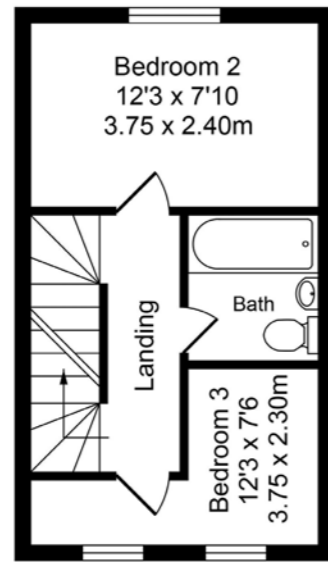
Southport: 01704 778668
Chorley: 01257 241173

Total Approx. Floor Area 737 Sq.ft. (68.6 Sq.M.)

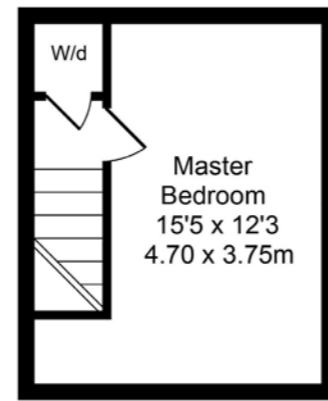
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor Area 274 Sq.Ft (25.5 Sq.M.)



First Floor
Approx. Floor Area 274 Sq.Ft (25.5 Sq.M.)



Second Floor
Approx. Floor Area 189 Sq.Ft (17.6 Sq.M.)



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.
Tenure: Freehold
Council Tax Band: B
Details Prepared: 16/05/2023

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.

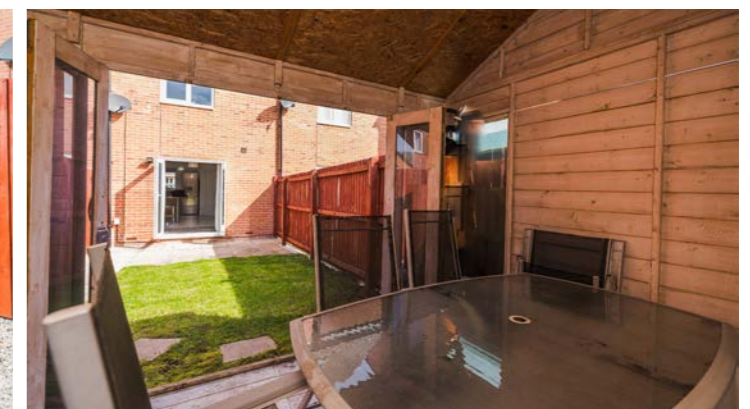


Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this beautifully presented three bedroom town house, positioned attractively along the popular Brookwood Way in Buckshaw Village, Chorley. Ideally positioned within the heart of Buckshaw this vibrant property resides within close proximity to a host of local amenities, whilst also enjoying superb transport and commuter links. With several highly regarded primary and secondary schools also residing nearby, this contemporary property would be ideal for first time buyers, working professionals and families alike.

Accessed via the modern front entrance with overhead canopy, one is received into a bright main entrance hallway. The front of the property enjoys a modern fitted dining kitchen, providing an array of wall, base and tower kitchen units, finished in a modern shaker wood design and providing a range of integrated appliances and stylish contrasting work-surfaces and breakfast bar. This modern kitchen area flows through into a spacious living area, naturally lit via modern patio doors overlooking the pleasant rear garden beyond.

The first floor enjoys two spacious family bedrooms both of which are neutrally decorated and cleverly utilised all available space. The main family bathroom also resides to this floor and provides bath with overhead shower, WC and vanity wash hand basin with a stylish tiled design. The second floor houses the main bedroom that is of generous proportions and is neutrally decorated, well-lit via Velux sky lights.

Externally the rear of the property is not directly overlooked and enjoys a good-sized garden with a rear garden room summerhouse, ideal for use as a home office or as an additional entertaining space. A centrally turfed lawn is boarded by great flagging, perfect for entertaining and dining al-fresco. With painted timber fencing, this private outside space is well-appointed and pleasing from all angles. With gas central heating and double glazing throughout as standard, internal inspection is highly advised and early viewing will be essential to avoid disappointment.





KEY FEATURES

- Well Presented Town House
- Three Bedrooms
- Circa 737 Square Feet
- Modern Shaker Kitchen
- Good Sized Rear Garden
- Summerhouse
- Parking
- Popular Location







