

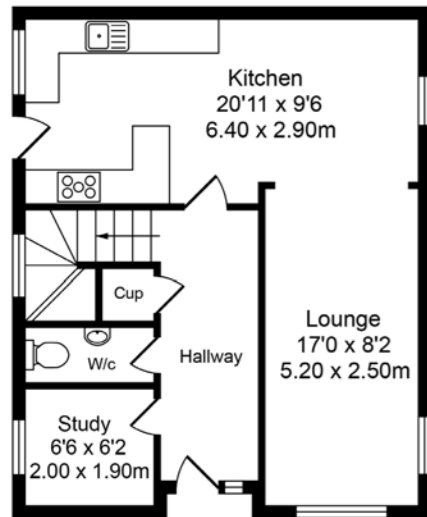


Ormskirk: 01695 570102
arnoldandphillips.com

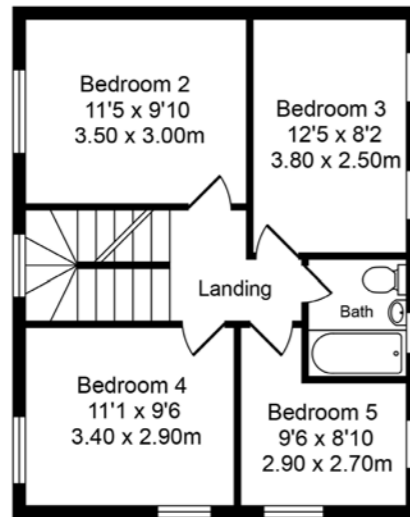
Southport: 01704 778668
Chorley: 01257 241173

Total Approx. Floor Area 1490 Sq.ft. (138.5 Sq.M.)

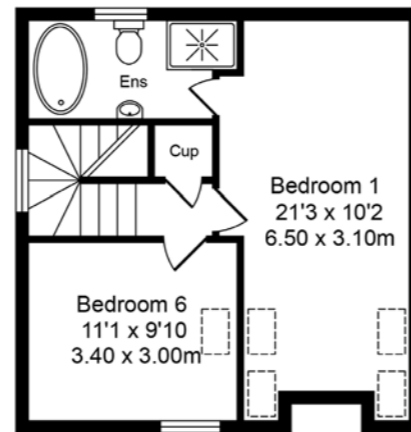
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor Area 537 Sq.Ft (49.9 Sq.M.)



First Floor
Approx. Floor Area 527 Sq.Ft (49.0 Sq.M.)



Second Floor
Approx. Floor Area 426 Sq.Ft (39.6 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: E

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.



PART EX CONSIDERED

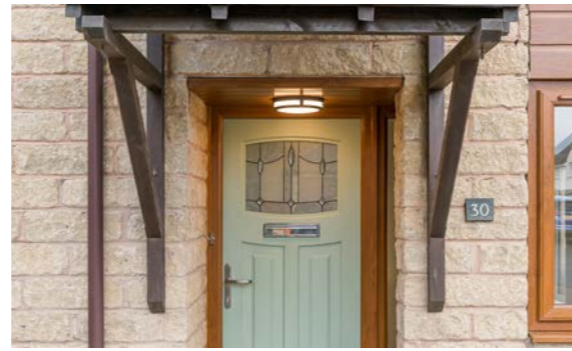
This well presented fully renovated spacious three storey semi-detached home has come onto the market and has the benefits of driveway parking. In the centre of the sought after area of Whittle Le Woods, this six bedroom home would be well suited for a growing family looking for easy access to all local amenities, schools and major commuter routes and the centres of Chorley and Preston.

The property which is tastefully decorated comprises briefly, to an entrance into a welcoming hallway with stairs leading to the first floor and doors providing access to a study/bedroom, downstairs WC, and storage cupboard. This leads to an open plan lounge, dining room and kitchen with fitted wall and base unit in a shaker style and lovely quartz worksurfaces. Electrical appliances include a rangemaster oven with gas hob, extractor fan, dishwasher, fridge freezer, built in microwave and wine fridge.

To the first floor are four light and bright bedrooms and a family bathroom with stairs leading to the second floor.

The second floor is a landing with doors providing access to two bedrooms both with velux windows allowing in natural light. The main bedroom is the full length of this floor and has a stunning modern four-piece ensuite bathroom suite in classic white and consists of vanity hand wash unit with storage, enclosed low level W/C, oval bath and walk in shower with power shower and contemporary tiling throughout.

Externally the property has easy to maintain gardens to the front and side, with the rear being mainly laid to lawn and paved patio. The front of the property offers off-road parking for numerous vehicles.





KEY FEATURES

- Well Presented Three Storey Semi Detached Property
- Fully Renovated
- Six Bedrooms
- Circa 1490 Square Feet
- Open Plan Lounge/Dining Room/Kitchen
- Good Sized Rear Garden
- Driveway Parking
- Sought After Location



