

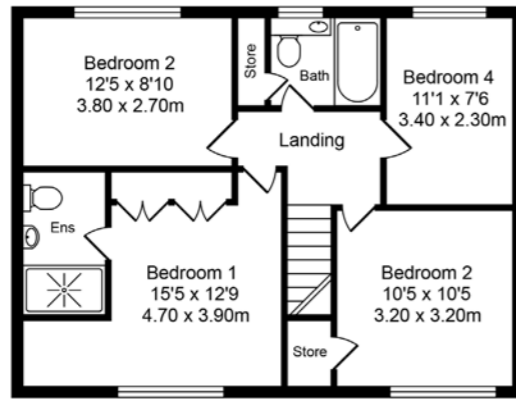


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

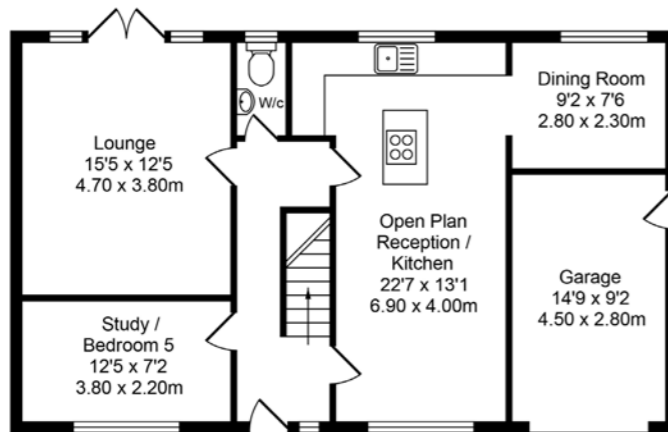
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1511 Sq.ft. (140.3 Sq.M.)

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



First Floor
 Approx. Floor Area 642 Sq.Ft (59.6 Sq.M.)



Ground Floor
 Approx. Floor Area 869 Sq.Ft (80.7 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: E

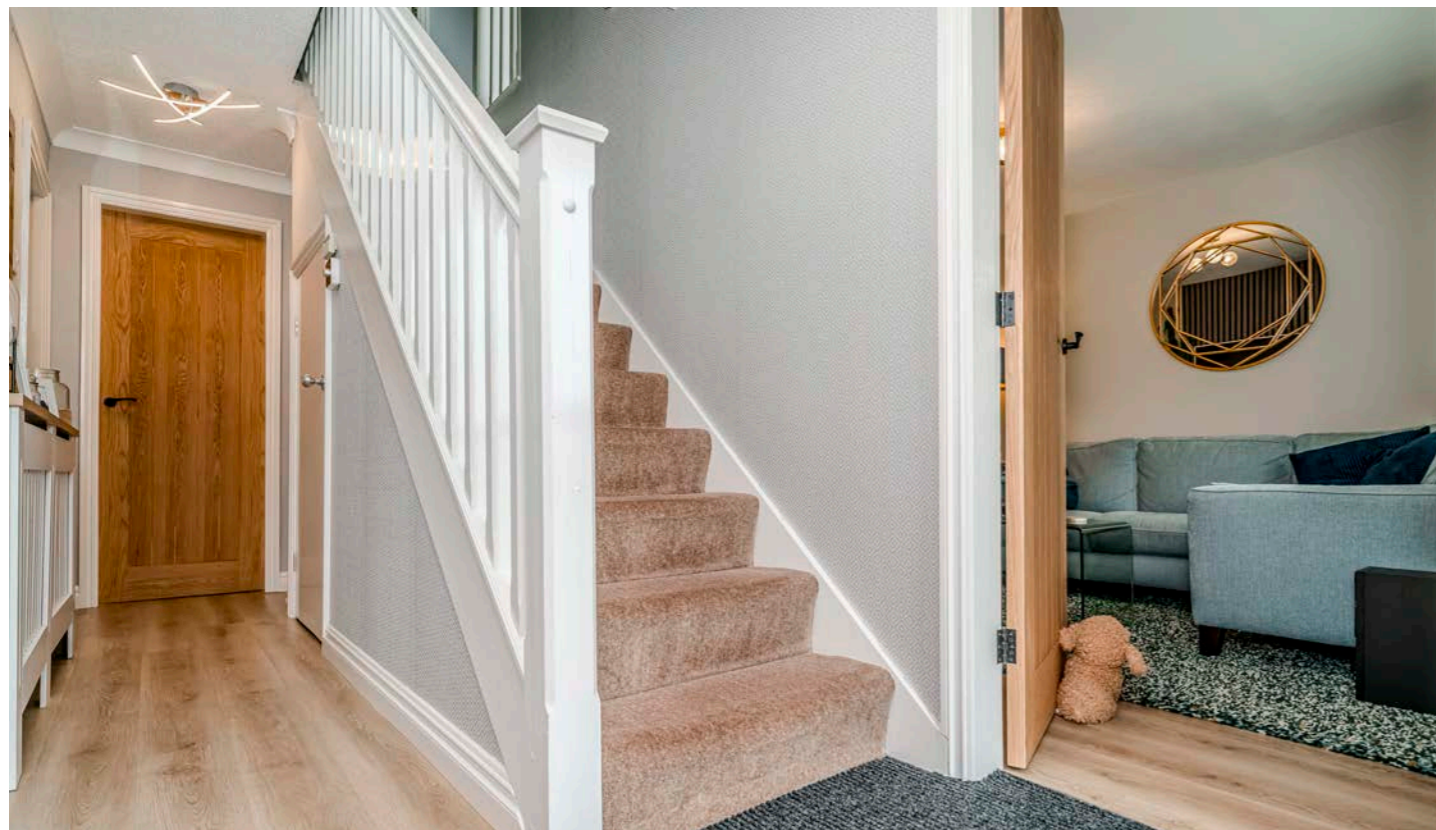
Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract 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.



This exquisite four/five bedroom detached home in the highly desirable Astley Village is sure to capture the interest of many due to its prime location and impressive features. Nestled in a quiet cul-de-sac within a prestigious development, this property boasts a charming frontage and generously sized gardens, ideal for children to play safely. With direct access to woodlands and Astley Park, outdoor adventures are easily accessible for the whole family. The interior of the home is equally impressive, offering spacious living areas that are perfect for a growing family. The current owners have maintained the property in impeccable condition, ensuring it is ready for the new occupants. The location of Astley Village is a major draw, with its convenient proximity to Chorley's vibrant centre, renowned market, and a variety of shops and amenities. Additionally, the quick access to the motorway network makes commuting a breeze for residents.

Upon entering the property, you are welcomed by a gracious entrance hallway leading to a versatile room on the left, currently utilised as a bedroom but offering multiple options such as a home office or cosy retreat. The ground floor features stylish LVT flooring and an elegant staircase with a leading to the upper level. The spacious lounge boasts uPVC double glazed French doors opening to the rear garden, flooding the space with natural light and a cosy fireplace creating a warm ambiance. The tastefully presented family/kitchen/dining room is perfect for hosting guests, with a modern kitchen complete with integrated Neff appliances quartz work surfaces and a wine cooler. A convenient two-piece cloakroom/WC adds to the functionality of the ground floor. Upstairs, the expansive first floor accommodates four bright and inviting bedrooms, with the master bedroom featuring a luxurious three-piece shower room. The family bathroom is elegantly appointed with a contemporary three-piece suite.

Outside, the property features expansive gardens with a rear lawn, mature landscaping, and a delightful seating area for outdoor enjoyment. The front garden is beautifully landscaped with lush lawns, and a long driveway leads to a garage with an electric door. In summary, this property is the epitome of a perfect family home, and we highly recommend scheduling a viewing to fully appreciate all it has to offer. Extra benefits Fully double glazed. Recently fitted new combi boiler.





KEY FEATURES

- Exquisite Detached Home
- Four/Five Bedrooms
- Circa 1511 Square Feet
- Good-Size Kitchen/Dining/Family Room
- Beautifully Landscaped Gardens
- Driveway Parking
- Attached Garage
- Desirable Location



