

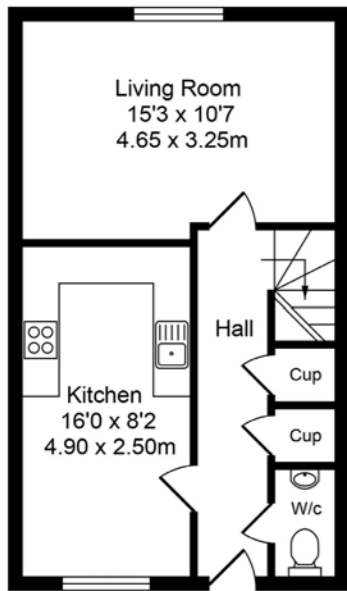


Ormskirk: 01695 570102
arnoldandphillips.com

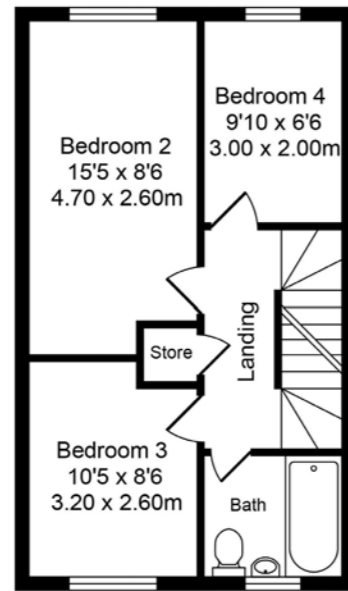
Southport: 01704 778668
Chorley: 01257 241173
Parbold: 01257 442789

Total Approx. Floor Area 1136 Sq.ft. (105.6 Sq.M.)

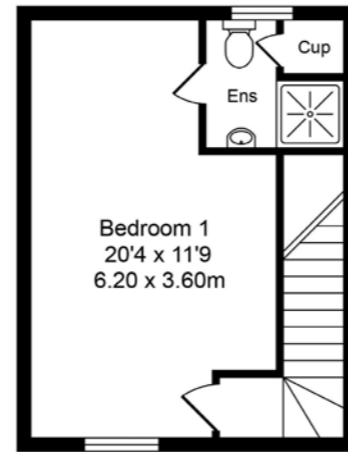
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor Area 413 Sq.Ft (38.4 Sq.M.)



First Floor
Approx. Floor Area 413 Sq.Ft (38.4 Sq.M.)



Second Floor
Approx. Floor Area 310 Sq.Ft (28.8 Sq.M.)



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. 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 four bedroom, modern semi-detached family home rests within a much sought-after development which boasts a number of appealing elements, making it such an attractive prospect for a growing family. Not only is there a pleasing layout which spans over 1100 square feet, but this home has been beautifully maintained by our client.

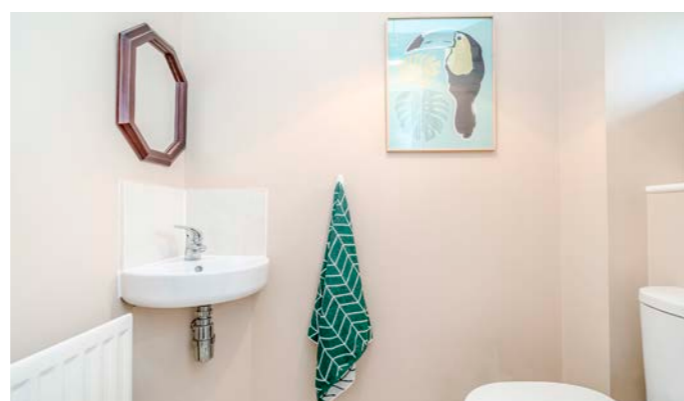
Internally, the tasteful decor throughout accentuates the abundance of natural light with one entering the accommodation via the welcoming entrance hallway with its handy two piece cloakroom/WC. Proceeding through into the kitchen/dining room which offers an array of modern wall and base units with contrasting work surfaces and equipped with integrated appliances, making this a great place to entertain family and friends. One continues through into the lounge which is light and airy and provides excellent views over the rear garden.

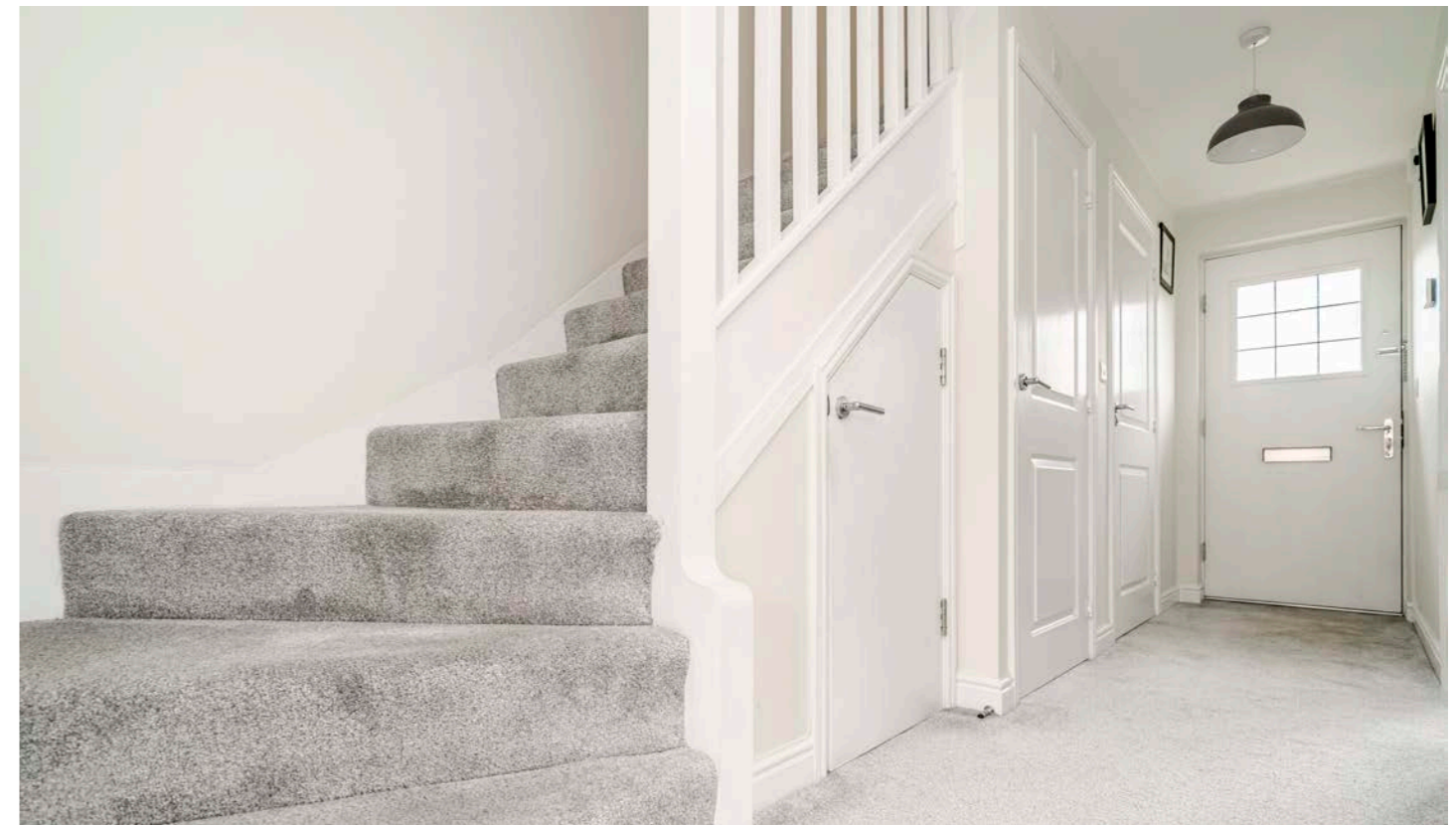
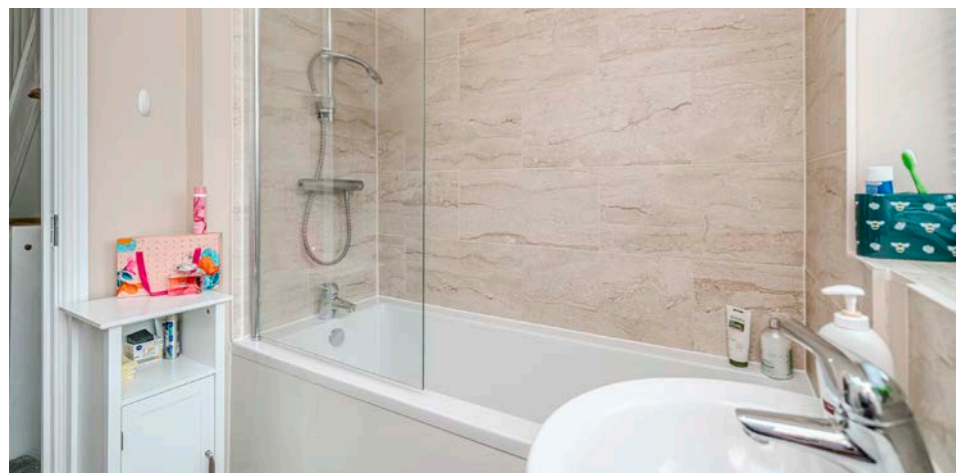
To the first floor, one will discover three bedrooms all of which are bright and appealing and are served by a modern three-piece family bathroom in classic white.

On the second floor the master bedroom is spacious and offers the extra benefit of a three-piece en-suite shower room.

Externally, the property offers an attractive front garden with well-stocked borders and driveway which provides ample off-road parking. To the rear of the property is a good-sized, laid to lawn garden which is great for entertaining in the summer months.

The extremely popular Eccleston Park development is close to the bustling town centre of Chorley where one will find an abundance of shops and amenities, whilst there are a number of well-regarded schools at both primary and secondary level. The property benefits from excellent transport links, making travel throughout the North West convenient and accessible. Both the bus and train stations are in close proximity, providing easy access to public transportation for commuting or leisure activities. Additionally, the M6 and M61 motorways are easily reachable, offering efficient routes to major towns and cities in the region. This connectivity enhances the property's appeal for residents who value convenience and accessibility for their daily commute or travel needs.





KEY FEATURES

Three Storey Semi Detached Property

Four Bedrooms with Ensuite to Master

Circa 1136 Square Feet

Modern Dining Kitchen

Light Filled Living Room

Good Sized Rear Garden

Driveway Parking

Close to Town Centre

Great Transport Links



