

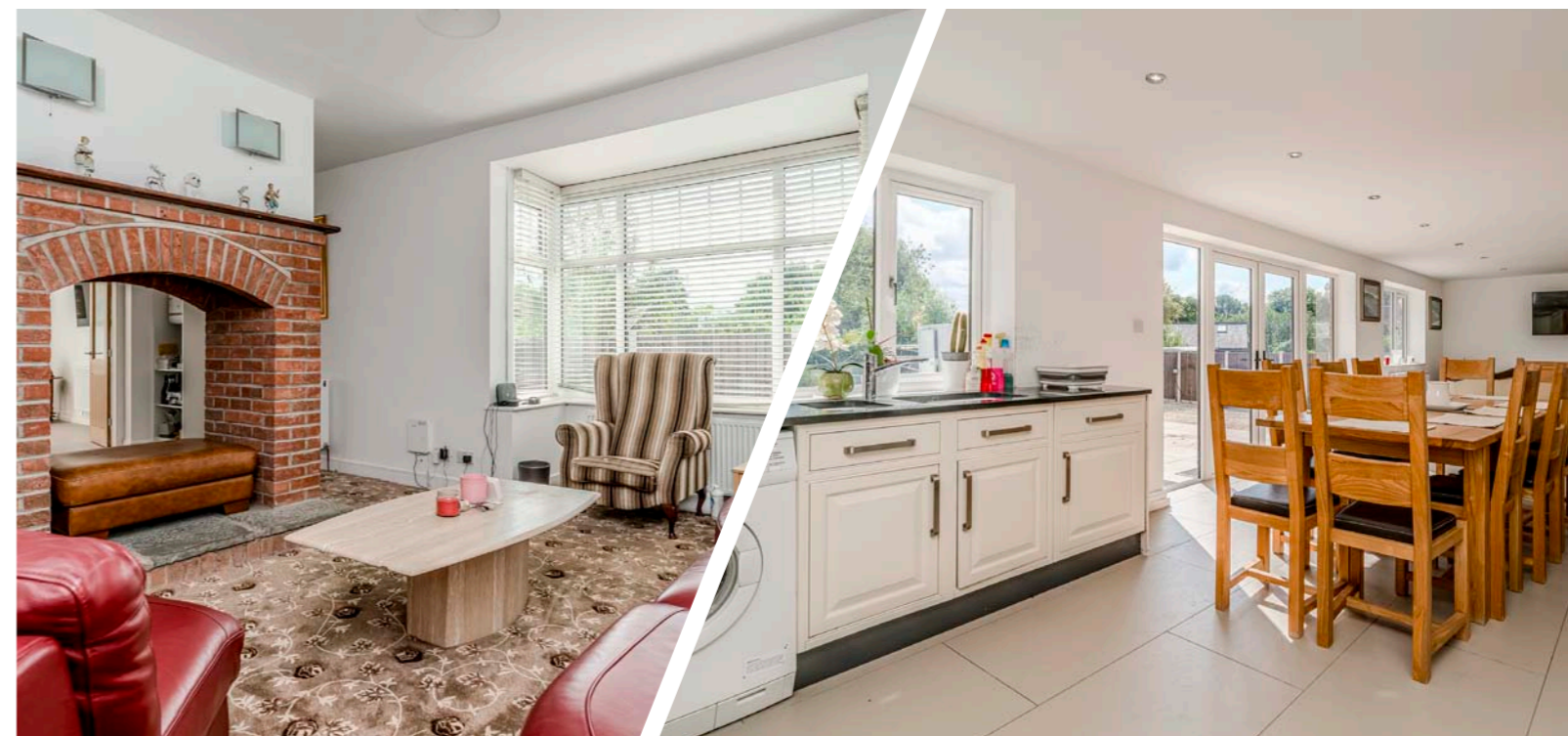
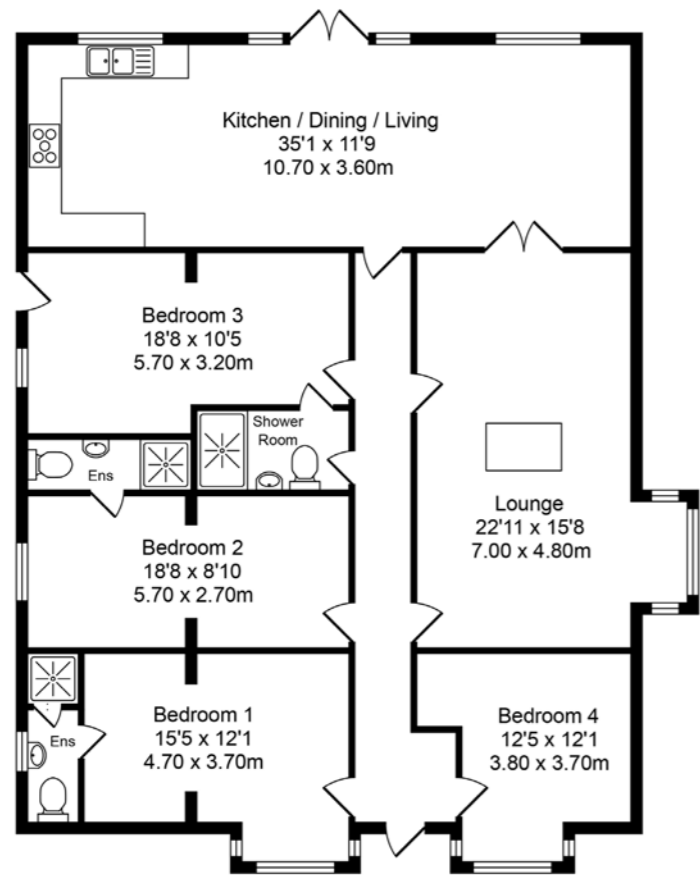


**Chorley:** 01257 241173  
**Ormskirk:** 01695 570102

**Parbold:** 01257 442789  
**Southport:** 01704 778668  
 arnoldandphillips.com

**Total Approx. Floor Area 1636 Sq.ft. (152.0 Sq.M.)**

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



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

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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](http://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.



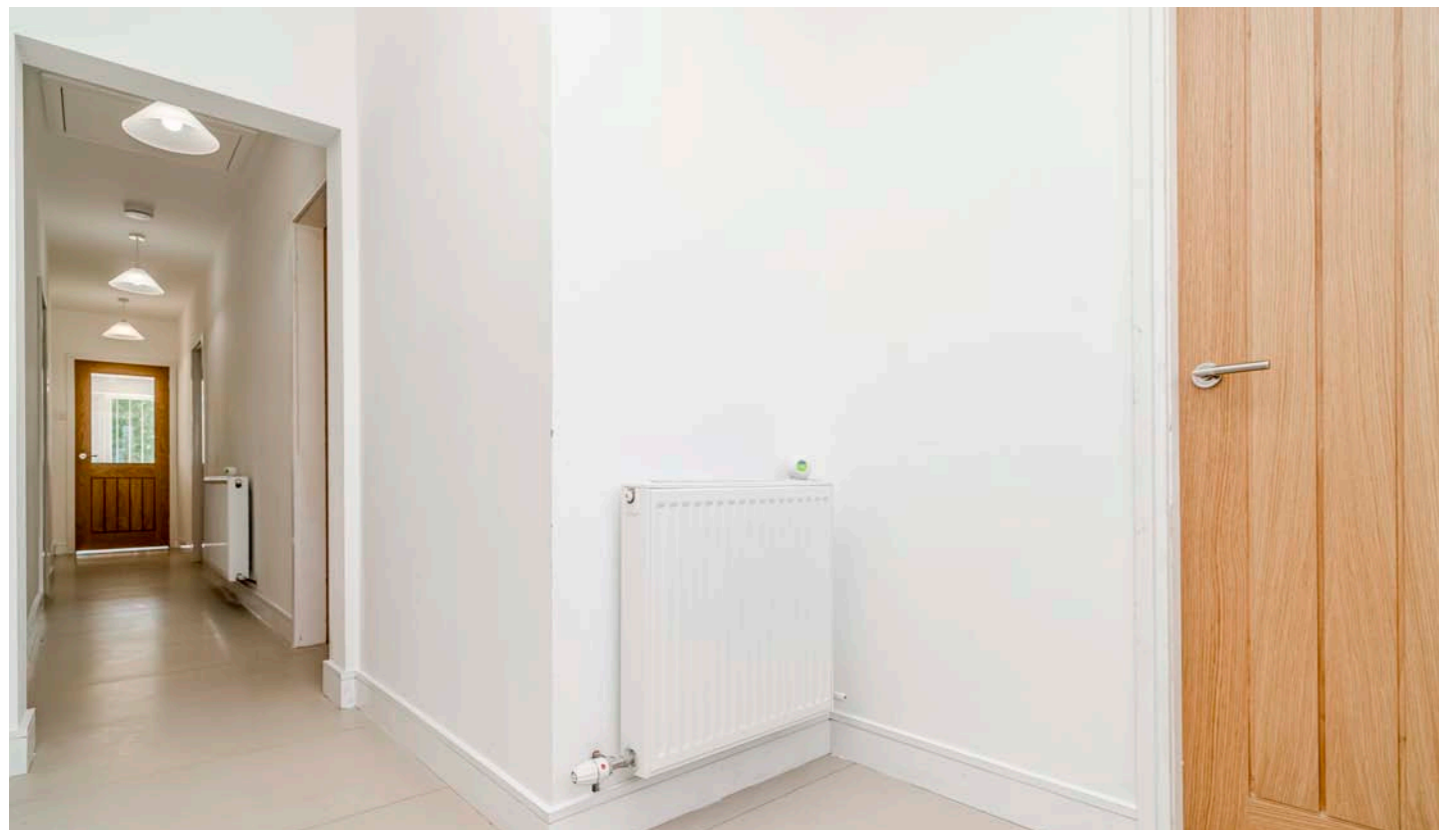
Arnold & Phillips are delighted to offer for sale this immaculate detached bungalow, sure to generate immense interest among discerning buyers seeking an exceptional residence with stunning countryside views. The property has been considerably extended and offers an impressive floor plan with accommodation that has been fully renovated by the current owner. This sizeable plot also offers further potential for expansion (subject to the relevant permissions being granted).

As you step inside, you are greeted by a bright and welcoming entrance hallway which sets the tone for rest of the home's accommodation. The tastefully decorated lounge features an attractive brick built fireplace and has double doors through the large open plan family dining kitchen and living area which affords a high-quality fitted kitchen with ample workspace, a range oven and space for appliances - French doors provide access to the outside patio area making this a great space in which to relax, entertain and enjoy the gardens and private aspects.

The home's private spaces include four well-appointed bedrooms, two en-suite shower rooms, and a modern family shower room.

Externally there is an expansive paved driveway, with room for numerous vehicles. The rear garden is well maintained with both a paved patio and a lawned area with established shrubs, plants and trees and outstanding countryside views to the front and rear. Planning permission has also been granted for a double garage to be constructed to the rear of the property.

The property rests on the fringes of Charnock Richard, one of the region's most sought-after villages and an area which has demonstrated itself to be a consistent attraction to prospective buyers, with particular points of note being the excellent schools, convenient motorway links, and close proximity to the bustling market town of Chorley, as well as a number of local beauty spots, such as Astley Park and Yarrow Valley Country Park.





#### KEY FEATURES

EXCEPTIONAL DETACHED BUNGALOW

IMMACULATE THROUGHOUT

FOUR BEDROOMS  
(TWO WITH EN-SUITES)

CIRCA 1636 SQ FT

LARGE OPEN PLAN FAMILY  
DINING KITCHEN

EXPANSIVE PAVED DRIVEWAY

WELL MAINTAINED REAR GARDEN

OUTSTANDING COUNTRYSIDE VIEWS

HIGHLY SOUGHT AFTER LOCATION





