

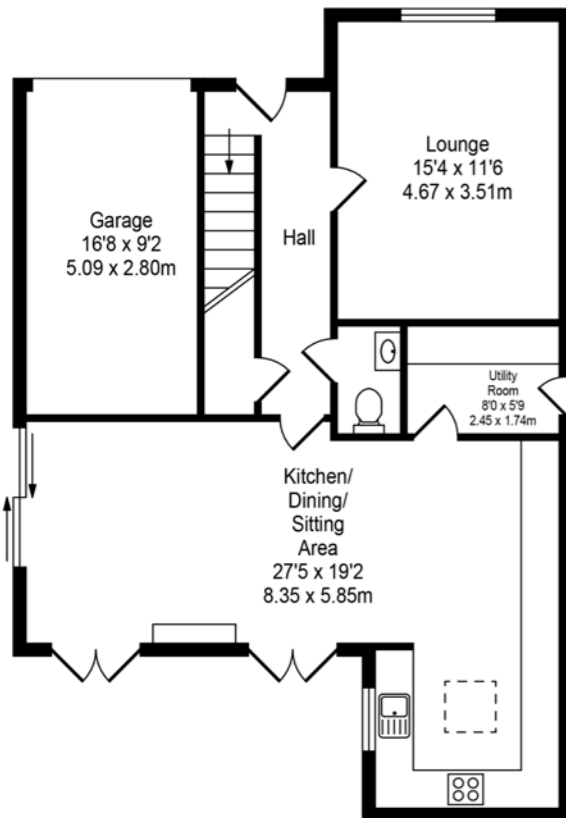


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

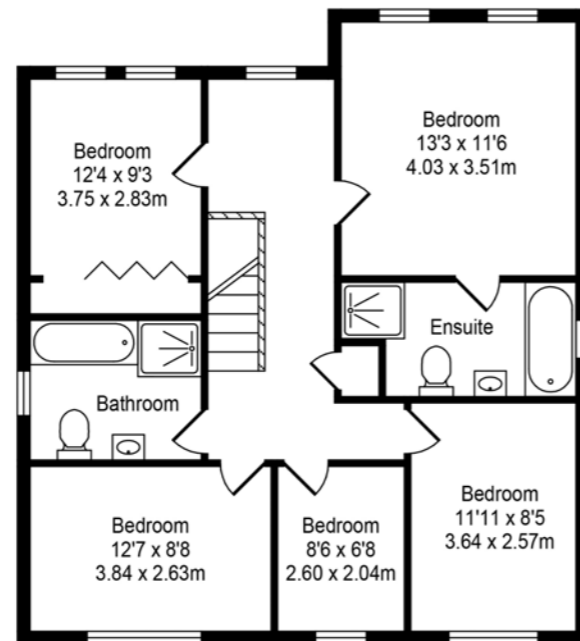
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1750 Sq.ft. (162.62 Sq.M.)

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



Approx. Floor Area 909 Sq.Ft (84.47 Sq.M.)



Approx. Floor Area 841 Sq.Ft (78.15 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
 Term of Lease/Years Remaining on Lease: TBC
 Ground Rent: £150 p.a.
 Council Tax Band: E
 Details Prepared: 02/09/2024

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.



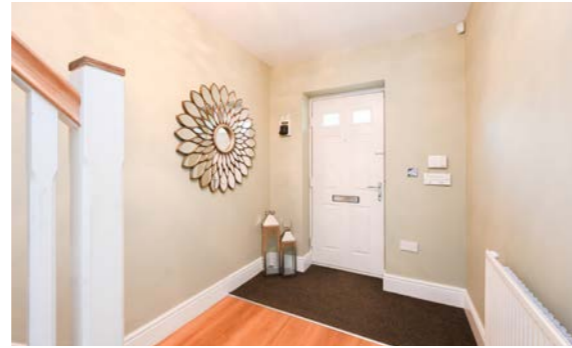
Tucked away in the enchanting tapestry of Buckshaw Village, this captivating detached dwelling is a whimsical escape where elegance and serenity intertwine, creating a haven for dreamers and seekers of the extraordinary. A mere breath away from the bustling heart of Chorley, this residence is a hidden gem waiting to weave its spell on those who crave a touch of enchantment and wonder in their lives.

Upon entering the home, you are greeted by a spacious hallway that leads to the main living areas. The ground floor features a light and bright living room, perfect for entertaining guests or enjoying a quiet evening at home. The kitchen/family room is a culinary masterpiece of modern design and practicality, further benefitting from a handy utility room.

Ascend the staircase to five opulent bedrooms, including a master suite with en-suite, along with a family bathroom comprising bath, shower cubicle, wash hand basin and wc.

Outside, the South-facing garden is a sanctuary of peace and tranquillity, a canvas for your imagination to roam free and wild. A grand driveway and garage provide ample off-road parking.

Embraced by the whispers of a tranquil neighbourhood, this extraordinary residence is a symphony of refined living in Buckshaw Village, a magical abode where comfort, elegance, and whimsy come together in perfect harmony, inviting you to write your own fairy tale and live it every day.





KEY FEATURES

- Beautiful Detached Home
- Five Bedrooms
- Circa 1750 Square Feet
- Modern Kitchen/Family Room
- Tranquil South-Facing Rear Garden
- Driveway Parking
- Integrated Garage
- Superb Location



