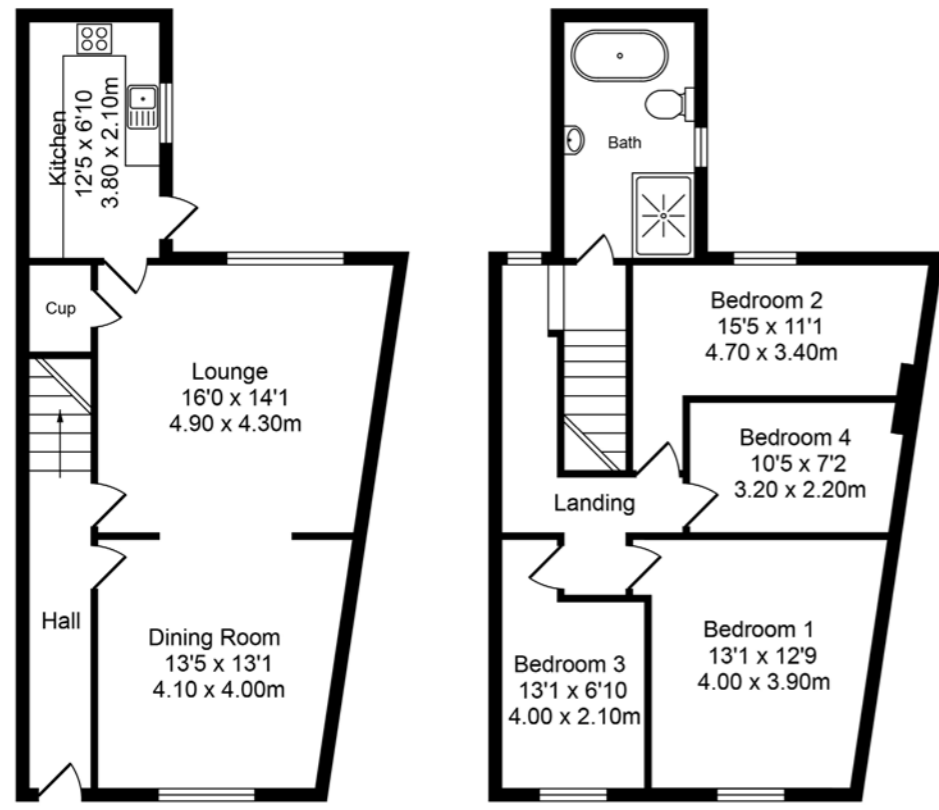




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1212 Sq.ft. (112.6 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 561 Sq.Ft (52.1 Sq.M.)

First Floor
 Approx. Floor Area 651 Sq.Ft (60.5 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
 Term of Lease: 999 years from 23rd June 1854
 Years Remaining on Lease: 829 years
 Ground Rent: Approx £8 p.a.
 Council Tax Band: B
 Details Prepared: 05/09/2024

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.



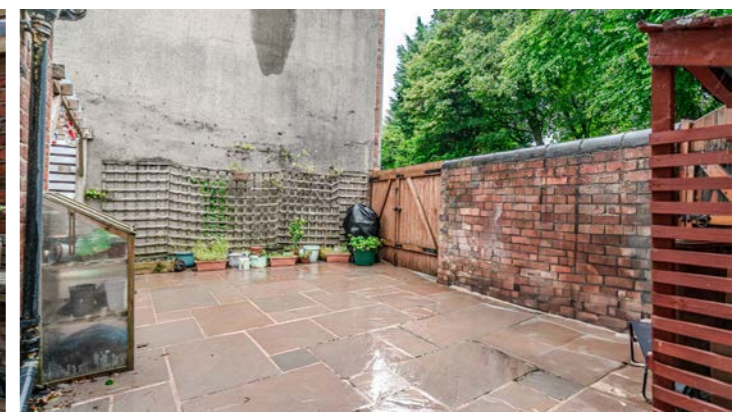
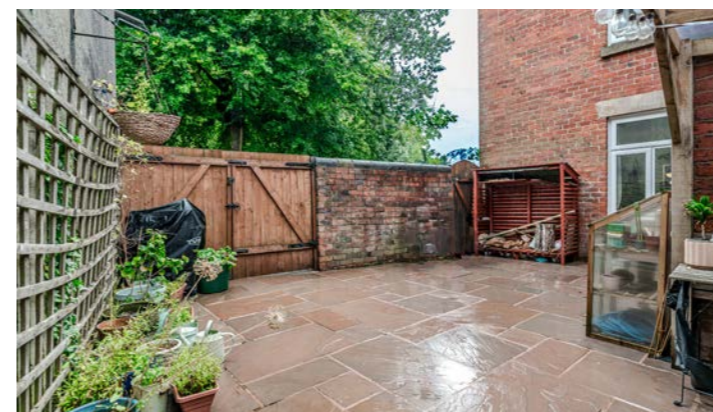
Situated just a short stroll away from Chorley town centre, this charming end-terraced property has a blend of period features and modern elements creating a truly unique and stylish living space.

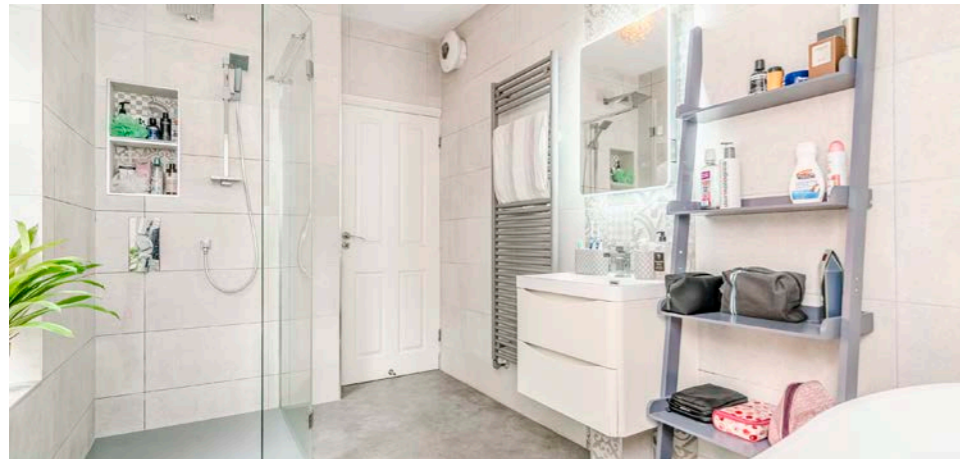
Upon entering the property, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the home. The light and airy dining room/reception room is located at the front and opens up to the lounge which has a beautiful feature fireplace with log burner, bathed in natural light thanks to the duplex windows. Moving seamlessly from the lounge, you enter the kitchen, where the character continues. The kitchen showcases a contemporary design, with integrated appliances.

Upstairs, comprises of four generously-sized bedrooms, with bedroom four being currently used as a study. Immaculately finished, the family bathroom is equipped with modern fixtures and fittings, with a freestanding bath and walk in shower creating a luxurious haven for relaxation.

Outside, the property boasts a low-maintenance rear garden, perfect for enjoying the outdoors or hosting gatherings. Additionally, the space can be used for off road parking.

Weldbank Lane benefits from its prime location, conveniently situated within walking distance of Chorley town centre. Here, you'll find an array of shops, restaurants, and leisure facilities to cater to your every need. Excellent transport links, including nearby motorway access to the M61 and M6, further enhance the property's appeal, providing effortless connectivity to major cities like Manchester and Preston. Combining the timeless allure of period and modern features with the convenience and style of meticulous renovations, this end-terraced property on Weldbank Lane presents an opportunity to embrace contemporary living while enjoying the charms of Chorley's vibrant community.





KEY FEATURES

Charming End-Terraced Home

Four Bedrooms

Circa 1212 Square Feet

Modern Kitchen with Integrated Appliances

Beautiful Lounge with Feature Fireplace & Log Burner

Low-Maintenance Rear Garden

Prime Location







