

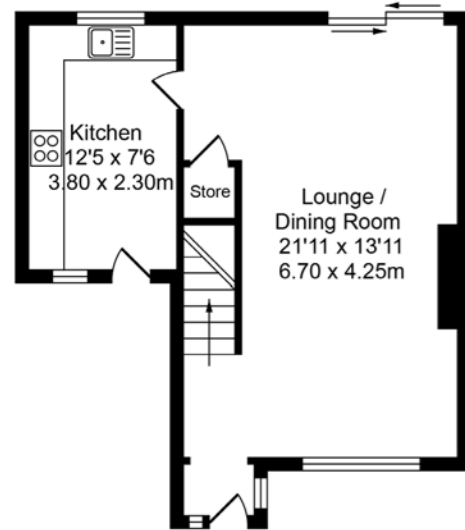


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1026 Sq.ft. (95.4 Sq.M.)

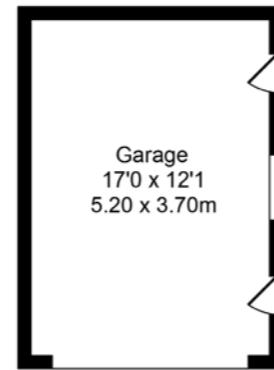
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
 Approx. Floor Area 415 Sq.Ft (38.6 Sq.M.)



First Floor
 Approx. Floor Area 404 Sq.Ft (37.6 Sq.M.)

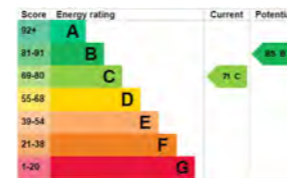


Garage
 Approx. Floor Area 207 Sq.Ft (19.2 Sq.M.)



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

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.



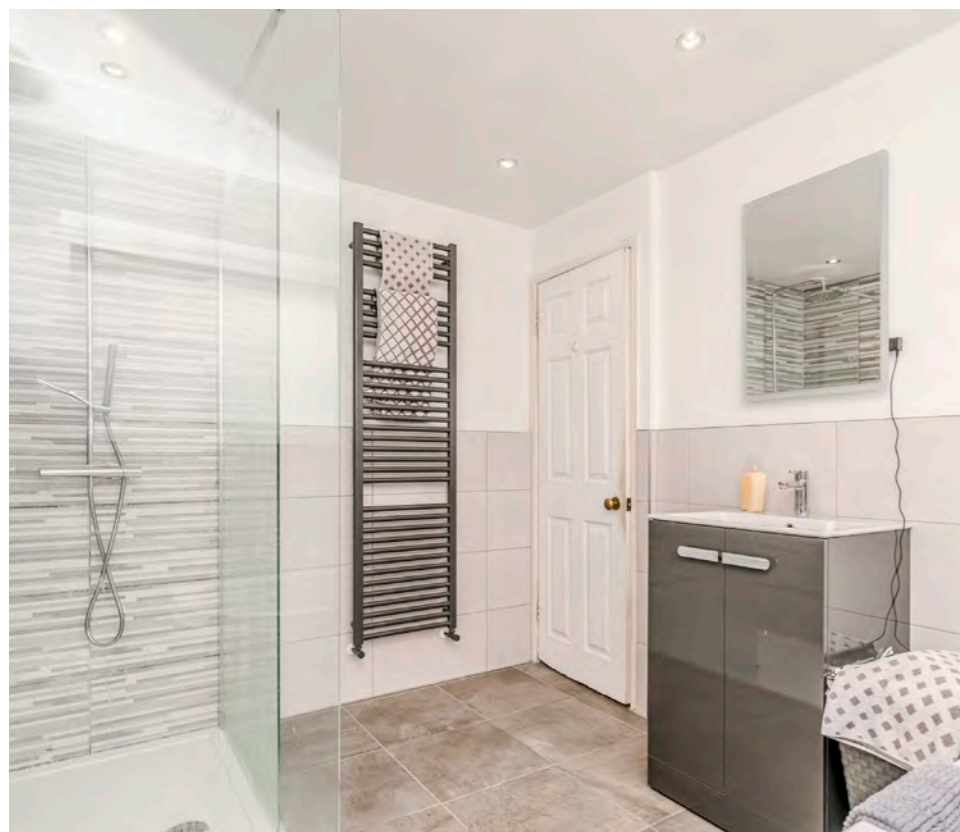
This beautifully recently renovated three bed semi-detached property is sure to be in strong demand, no doubt appealing to a first time buyer looking to take their first excited leap onto the housing ladder. Our clients have fastidiously maintained this home to an immaculate standard, with a bright and tasteful level of décor throughout, as well as the addition of a modern kitchen and bathroom, to create a property where one simply needs to sit back and relax in their new surroundings.

Aside from the quality of its interior, the delightful plot is another lovely highlight, tucked away within this quiet residential cul-de-sac and benefitting from an extremely generous rear garden. The popular Eaves Green area is consistently in high demand, being close to beautiful open countryside, with Astley Park and Yarrow Valley Country Park ensuring one is never without a place in which to enjoy a serene walk with the dogs in those warm summer evenings. The bustling town centre of Chorley is within a short drive, offering a blend of high street and independent shops, eclectic eateries and bars, whilst the motorway network is similarly within easy reach, providing ease of access throughout the North-West for the commuter.

One enters the accommodation via the entrance porch and proceeds into the homely lounge/ dining room with its staircase to the first floor, which enjoys a lovely warm and inviting ambience. The off-lying kitchen which has been recently upgraded being fitted with a range of wall and base units with contrasting laminated work surfaces and equipped with integrated appliances, whilst to the first floor, one will discover the three bright and well-proportioned bedrooms. The bathroom completes the living spaces, being fully tiled and fitted with a four piece suite in white, comprising wc, vanity wash hand basin, bath and shower cubicle. Other highlights include gas central heating complete with a modern combination boiler.

Externally, the driveway provides excellent off-road parking facilities which then leads to a detached garage whilst the rear garden is easy to maintain with patio and laid to lawn garden and enjoys an excellent degree of privacy, ensuring one has a perfect place in which to sit out with a glass of wine after a tough day in the office or enjoy a barbeque when the sun is shining. We would highly recommend an early appointment to view.





KEY FEATURES

- Semi-Detached Home
- Three Bedrooms
- Circa 1026 Square Feet
- Recently Upgraded Modern Kitchen
- Good-Size Rear Garden
- Detached Garage
- Off-Road Parking



