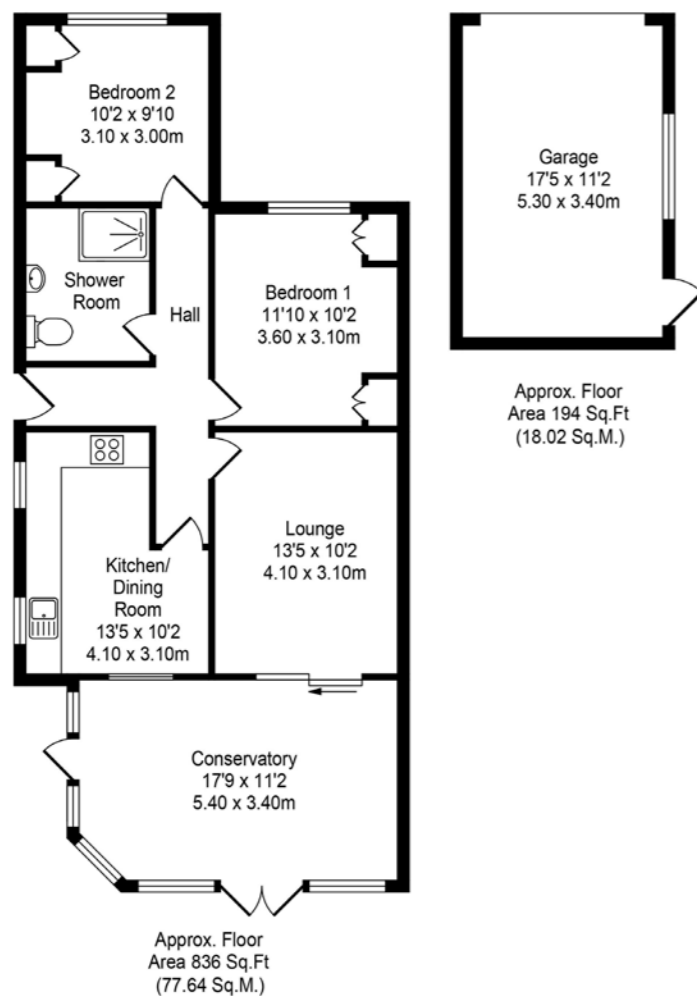




Chorley: 01257 241173 Parbold: 01257 442789
 Ormskirk: 01695 570102 Southport: 01704 778668
 arnoldandphillips.com

Total Approx. Floor Area 1030 Sq.ft. (95.66 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 Leasehold (term 999 years from 1960, ground rent to be confirmed)
 Council Tax Band: B

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. 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 and Phillips are delighted to offer for sale this charming semi-detached true bungalow, set on a generously sized plot in a popular residential location. Ideally situated with easy access to local amenities, the property is perfect for those who enjoy long countryside walks, being within close proximity of the beautiful Yarrow Valley country park.

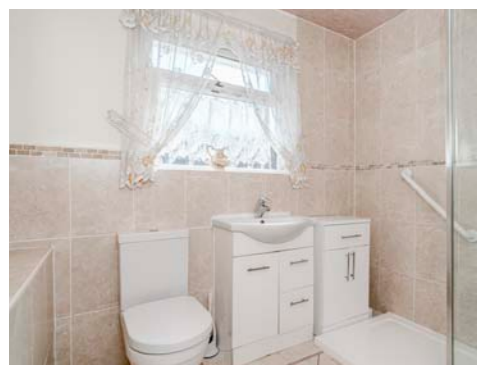
An internal inspection will reveal spacious rooms that are sure to impress with the practical floor plan offering 1030 square feet of living space. The lounge is particularly inviting, featuring a cosy inset fireplace and patio doors that lead to a large sunroom, providing a serene space to relax and enjoy views of the garden. The well-appointed kitchen/diner boasts an arrangement of light wood-effect wall and base units, complemented by contrasting work surfaces and space for appliances.

At the front of the bungalow, you'll find two generously sized bedrooms. The family bathroom is fitted with a modern three-piece suite in classic white, featuring a low-level WC, a vanity wash hand basin, and a separate shower unit.

The extensive plot includes easily maintainable gardens at the front and a spacious rear garden, complete with driveway parking leading to a garage. The rear garden features a paved patio and a sizable lawn area, ideal for outdoor dining and entertaining.

This delightful location is highly desirable, offering easy access to Chorley, Preston, and Leyland. Although semi-rural, it is conveniently close to numerous amenities, including a leisure center, local shops, a dentist, and a post office. Excellent local schools and public transport options are nearby, with quick access to the motorway and rail network, making it an ideal choice for families and commuters alike.





KEY FEATURES

CHARMING SEMI DETACHED
TRUE BUNGALOW

CIRCA 1030 SQ FT

TWO BEDROOMS

LARGE SUNROOM

SET ON A GOOD SIZED PLOT

DRIVEWAY PARKING & GARAGE

HIGHLY DESIRABLE LOCATION



