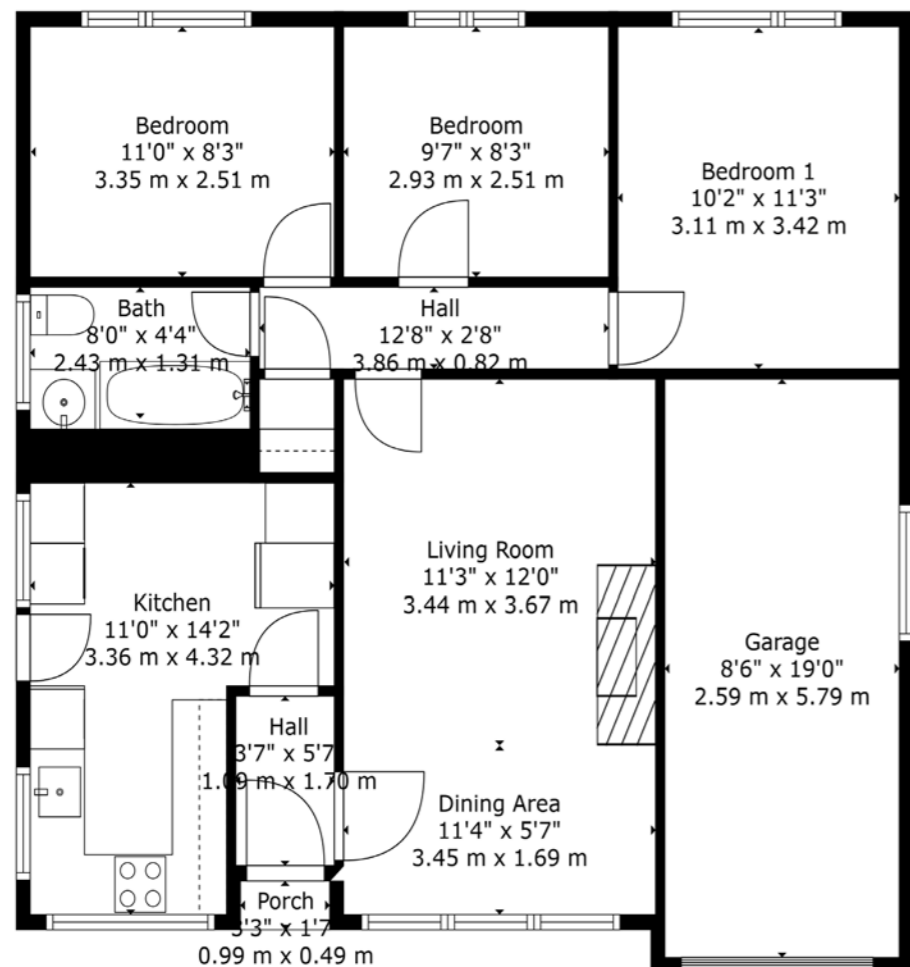




Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173

ARNOLD & PHILLIPS
ESTATE AGENTS



TOTAL: 917 sq. ft, 85 m2
FLOOR 1: 917 sq. ft, 85 m2
EXCLUDED AREAS: PORCH: 5 sq. ft, 0 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Tenure: We are advised by our client that the property is Leasehold
Council Tax Band: C

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.



THE LUXURY PROPERTY SPECIALISTS

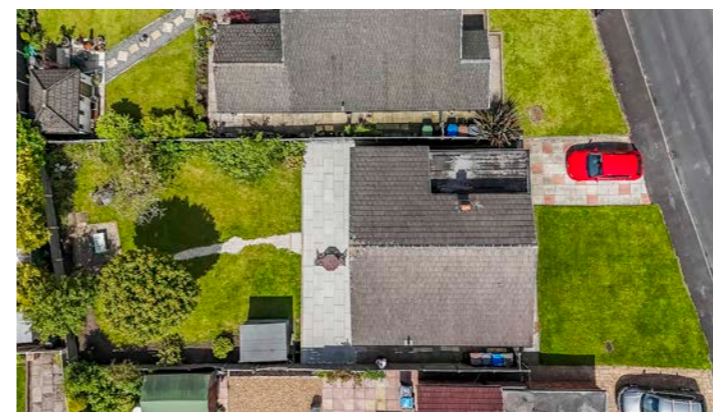
Ravenhill Drive, Chorley
Guide Price £279,995

A&P

Arnold & Phillips are pleased to present this attractive home which is in this highly sought-after location. These properties rarely come on to the market so we would strongly recommend an early internal inspection to avoid missing out on this superb three bed detached bungalow. The property could not be in a more convenient position, not only being within walking distance of the vibrant town centre of Chorley but benefiting from ease of access to an abundance of shops and amenities. Both the bus and train station are within easy reach which will be ideal for those with a commute to consider, as well as being on the right side of town for swift access to the motorway network, with the M61 and M6 motorways accessible within just a couple of minutes, ensuring major commercial centres such as Manchester, Preston and Bolton are within easy reach. For the youngest members of the family, well regarded schools are on hand, with St, Michaels C.E. High School the shortest of strolls away, which is always an important consideration with any potential family home.

The accommodation itself has over 1,012 square feet of living space in total, entering via the welcoming reception hallway you then proceed through into the spacious lounge/dining room, which is wonderfully bright and aids in the creation of a homely ambience. This open plan space creates a perfect environment in which the family can gather or when one is entertaining for the evening. The stylish kitchen is fitted with a range of modern shaker style wall and base units with complimentary work surfaces and with a range of fitted appliances. The three bedrooms are all of a good size and are all catered for by the fully tiled newly fitted family bathroom, which is fitted with a three-piece suite, comprising of W/C, vanity wash hand basin and bath with overhead shower. There is also a loft ladder so access to storage space is not an issue.

Externally, the front garden is laid to lawn, whilst there is plenty of off-road parking facilities provided by the driveway, which also gives access to the single garage. The rear garden is a horticultural delight, it offers a large paved patio and a good sized lawn with well-stocked mature trees, shrubs and plants, all of which create a private and peaceful retreat from the bustle of daily life. Available with the benefit of no onward chain.





KEY FEATURES
Beautiful Detached Bungalow
No Chain
Three Generous Sized Bedrooms
Circa 917 Square Feet
Spacious Lounge Diner
Modern Kitchen
Stunning Landscaped Rear Garden
Driveway Parking
Single Garage
Great Location
Superb Transport Links



