

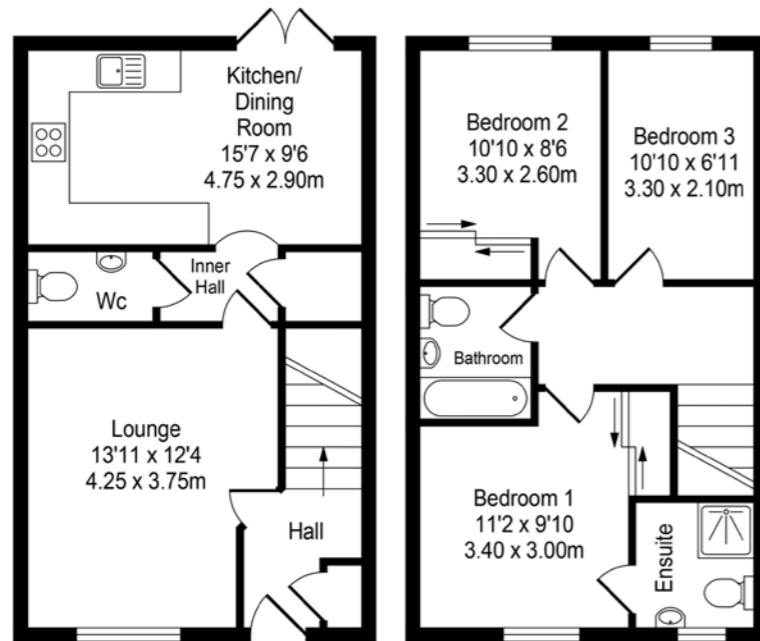


Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173
Parbold: 01257 442789

Total Approx. Floor Area 858 Sq.ft. (79.68 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 429 Sq.Ft (39.84 Sq.M.)

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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.

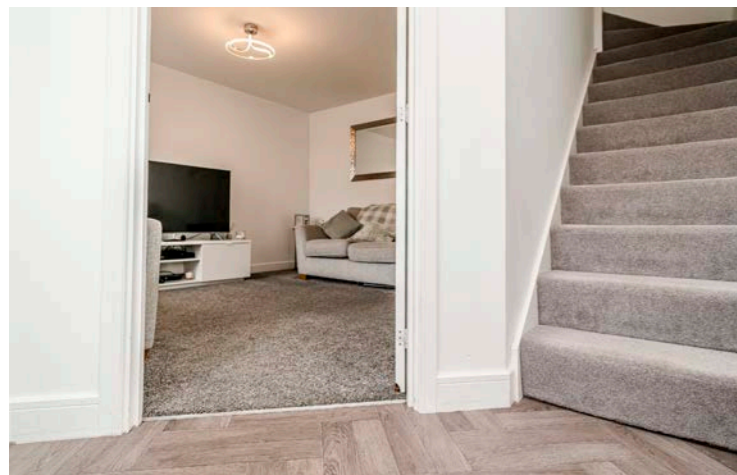


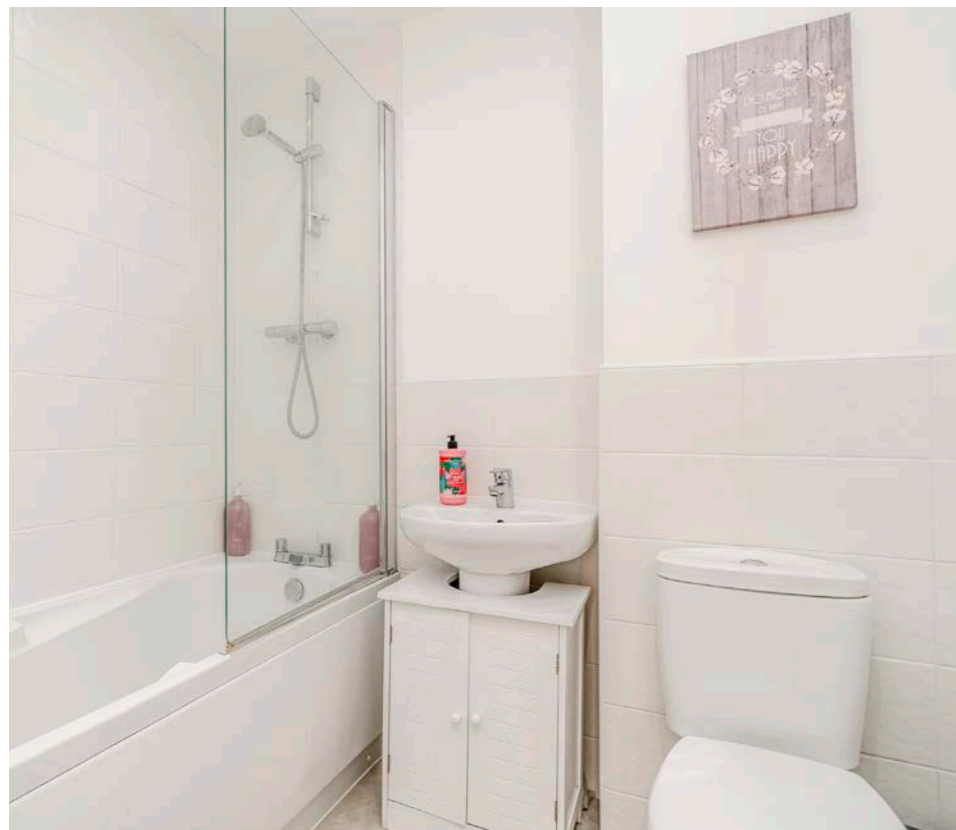
This vibrant property constructed in 2018 is located in the southwest district of Chorley and close to beautiful walking areas, which include Duxbury Woods and the Yarrow Valley Park. It is in walking distance to good primary and secondary schools and in close proximity to Chorley town centre with its quirky bars and breweries, eateries and bespoke shops. The motorway links are on the doorstep where you can easily commute to Manchester, Preston and Bolton. The Railway station is also in the town centre where you can travel to almost anywhere. Positioned in a popular residential area this stunning and spacious three-bedroom semi-detached property offers a high standard of living. The location of the house allows you to enjoy the serene countryside surroundings, while still being conveniently close to local amenities.

As you enter the property, you will be greeted by a welcoming entrance hallway with stairs leading to the first floor. The lounge is tastefully decorated, boasting neutral tones that create a light and airy atmosphere. Continuing through, you will find the kitchen/dining area with which features a range of white gloss wall and base units with contrasting worksurfaces and fitted electrical appliances including gas hob with overhead extractor fan, double oven, dishwasher, fridge freezer and washing machine. This is the perfect space for family meals and entertaining guests and French doors open out into the pretty rear garden. Additionally, there is a convenient ground floor cloaks/WC and under stairs storage area.

Heading upstairs, you will discover three double bedrooms, providing ample space for the whole family. The master bedroom offers a modern en-suite showeroom and fitted wardrobes for added convenience and storage. The second bedroom also benefits from fitted wardrobes with the third bedroom currently being used as a home office. There is also a three-piece family bathroom in classic white comprising of low-level WC, pedestal sink and bath with overhead shower.

Externally, the property benefits from a tandem driveway, providing off-road parking and decorative stoned chippings. The mature garden at the rear is a delightful feature, adorned with laid to lawn garden and offering both patio and decked areas, creating a tranquil outdoor space for relaxation.





KEY FEATURES

Attractive Semi Detached Property

Three Bedrooms with Ensuite to Master

Circa 858 Square Feet

Modern Dining Kitchen

Ample Driveway Parking

Good Sized Rear Garden

Sought After Location

Close to Town Centre and Transport Links



