

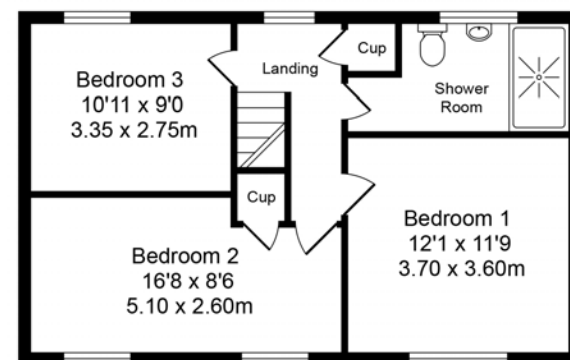
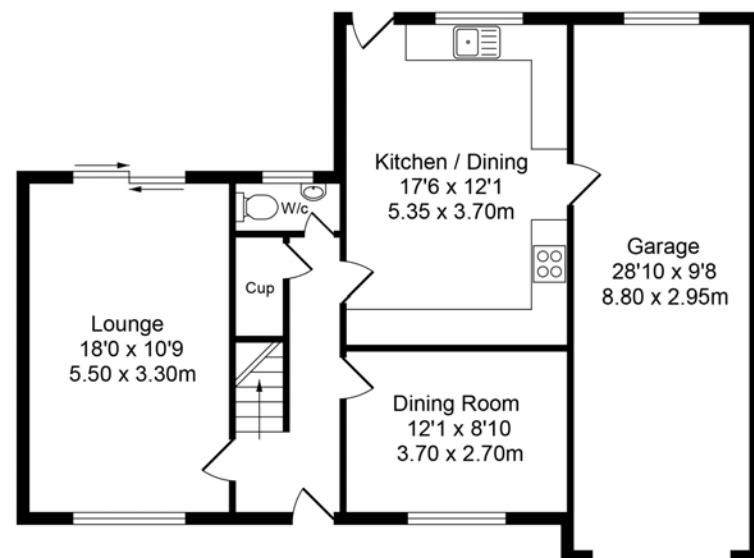


Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**ARNOLD & PHILLIPS**  
 ESTATE AGENTS

## Total Approx. Floor Area 1460 Sq.ft. (135.6 Sq.M.)

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



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

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](http://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**

**Long Copse, Chorley**

**A&P**



In the heart of the picturesque Astley Village lies a fantastic opportunity for families seeking a blend of comfort, space, and potential. This three-bedroom detached property, set on a generous plot, presents an ideal canvas for those looking to create their dream home. With direct access to the local park and proximity to renowned primary and secondary schools, this residence not only promises a tranquil lifestyle but also a vibrant community experience.

As you step into this spacious property, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the home. The hallway leads to a well-designed layout that maximizes space and functionality. The staircase, gracefully positioned, beckons you to explore the first floor, while the welcoming atmosphere hints at the warmth and comfort that lies beyond. The lounge, a focal point of the home, boasts patio doors that invite natural light and provide an effortless transition to the outdoor space. Imagine cosy evenings spent with family, enjoying the gentle breeze and the sounds of nature just beyond your doorstep. This room offers ample space for relaxation and entertainment, making it the perfect gathering spot for family and friends. The heart of this home is undoubtedly the spacious kitchen/dining room. Equipped with a range of wall and base units, this area is designed for both functionality and social interaction. One of the standout features of this property is the dining room, which can easily be transformed into a fourth bedroom, a home office, or even a playroom for children. This versatility is a valuable asset for growing families or those who require additional space for hobbies or work. The possibilities are endless, allowing you to tailor the home to meet your specific needs.

As we ascend to the first floor, we find three generously sized double bedrooms. Each room offers a tranquil retreat, with abundant space for furnishings and personal touches. The natural light streaming through the windows creates a warm and inviting atmosphere, perfect for restful nights and rejuvenating mornings. Completing the first floor is a three-piece shower room, designed for convenience and ease.

Externally the property offers manicured gardens to both the front and rear of the property with mature planting of trees and shrubs. The property offers off road parking via the driveway and gives access to the tandem garage. While this spacious property may be in need of updating, it represents a world of opportunities to make a wonderful family home.

