

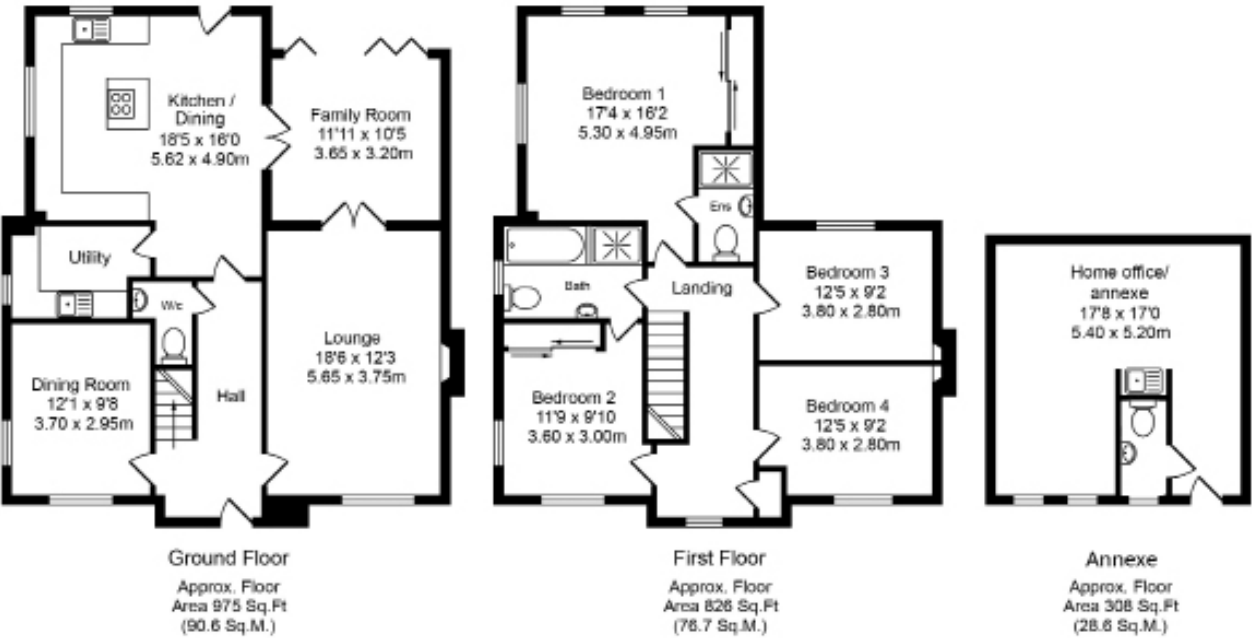


Ormskirk: 01695 570102
arnoldandphillips.com

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

Total Approx. Floor Area 2109 Sq.ft. (195.9 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: Freehold
Council Tax Band: E

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 modern development with countryside and waterside aspects are among the many highlights of 'The Rivington View' development, close to the Leeds Liverpool Canal with views towards Healey Nab. So we are delighted to be able to offer an opportunity to acquire a home in this highly desirable location in the form of this executive detached property, which offers generously proportioned accommodation which would be ideal for those looking to raise a family.

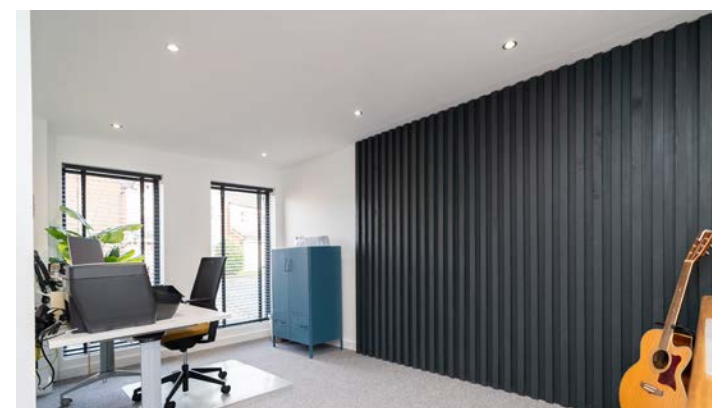
This home comprises of three reception rooms, four double bedrooms, three bath/shower rooms and the extra highlight of having a separate detached annexe which is perfect for a growing teenager, elderly relative or guest space. Despite this home benefitting from these peaceful spots on the doorstep, one is within just a short drive of the bustling town centre of Chorley and its abundance of shops and amenities, as well as offering the commuter ease of travel throughout the North-West, with the bus and train station within proximity, as well as the M6 and M61 motorways, ensuring major commercial centres such as Manchester, Preston and Bolton are within easy reach.

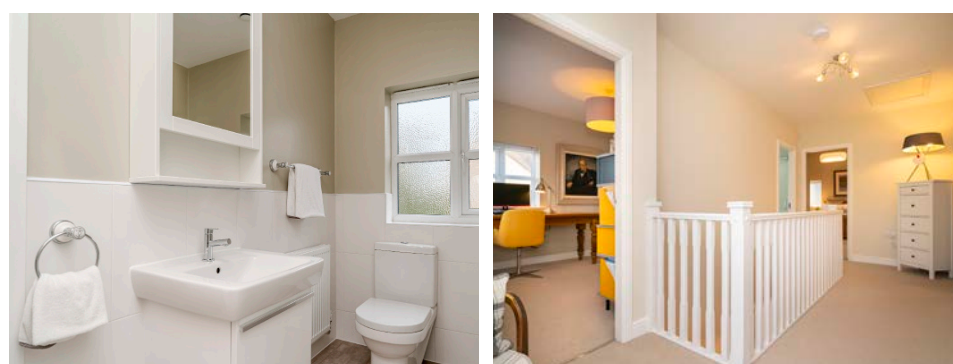
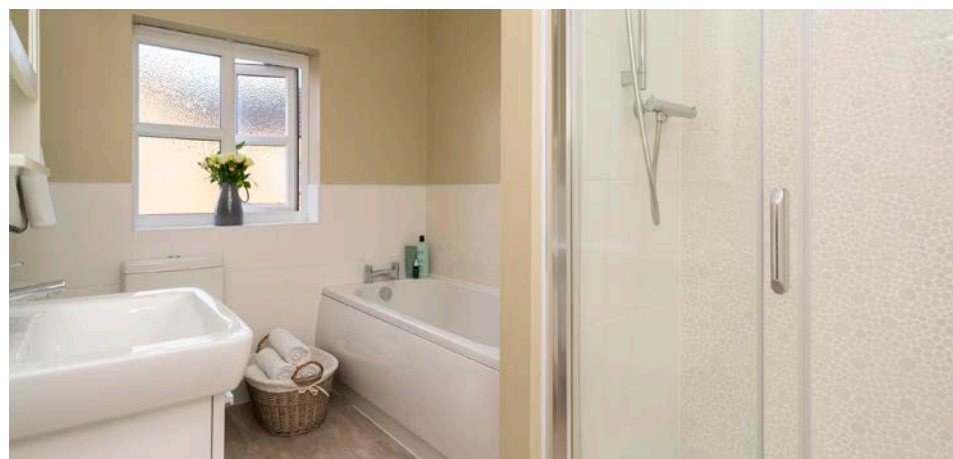
Internally, the thoughtfully laid-out floor plan makes full use of the space available, affording in excess of 2109 square feet of living space in total; entering via the welcoming entrance hallway with its staircase to the first floor and handy two-piece cloakroom/WC and then proceeding through into the spacious lounge at the front of the property, with feature fireplace and picture window. Double doors lead through to the family room, ensuring these two spaces can be opened when entertaining. The modern kitchen boasts a beautiful island and a range of modern wall and base units in walnut with complimentary work surfaces and equipped with integrated Neff appliances, including gas hob with overhead extractor canopy, fridge/freezer and dishwasher. There is also a handy useful utility room in which to keep the family laundry out of view of unexpected visitors.

On the first floor, one will discover the four double bedrooms, with the sizeable master bedroom benefitting from walk in wardrobes and a three-piece ensuite shower room, and bedroom two also boasting an ensuite/ main bathroom which is fitted with a four-piece suite in classic white, comprising of WC, wash hand basin, double walk-in shower and panelled bath.

Externally, the property occupies a lovely plot, offering two double driveways and off road parking to the side. Access to the detached Annexe can be obtained from the rear. To the back of the property there is a lawned garden with several patio areas to sit and unwind after a busy day. Additionally there is ample storage with a detached out door storage unit. A true highlight of this lovely home is the flexible Annexe which can be used for a home office ,guest space or adult family space .

We highly recommend an early expression of interest to avoid disappointment.





KEY FEATURES

Attractive Detached Family Home

Four Good Sized Bedrooms
Master with Ensuite

All Bathroom Facilities All
Villeroy And Boch Fittings

Circa 2109 Square Feet

Lounge Plus Spacious Family
Room

Dining Room/Gym

Modern Dining Kitchen

Easy to Maintain Rear Garden

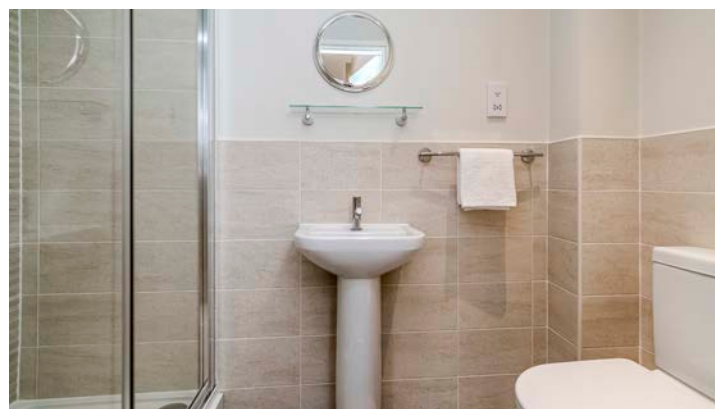
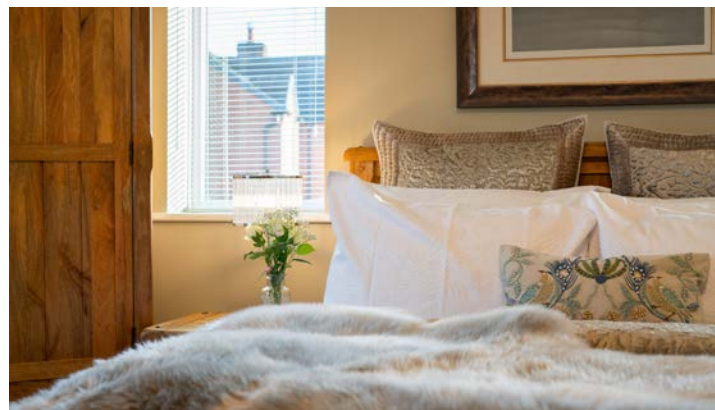
Office

Separate Annex

Driveway Parking

Countryside Views







THE LUXURY PROPERTY SPECIALISTS

Haworth Road, Chorley

A&P