



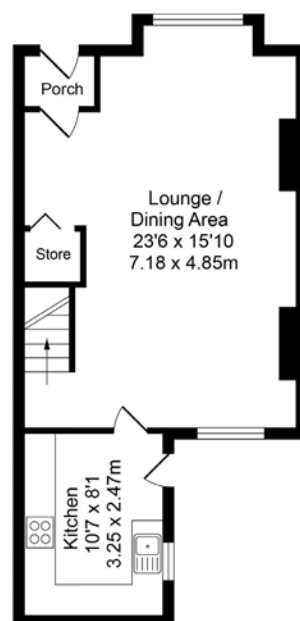
Ormskirk: 01695 570102  
arnoldandphillips.com

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

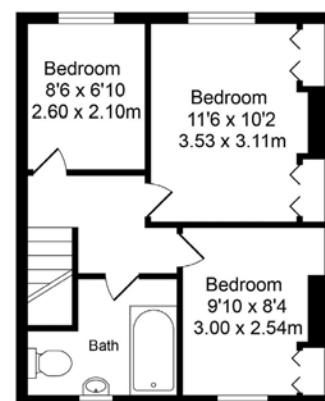
ARNOLD & PHILLIPS  
ESTATE AGENTS

Total Approx. Floor Area 826 Sq.ft. (76.7 Sq.M.)

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



Ground Floor  
Approx. Floor Area 447 Sq.Ft (41.5 Sq.M.)



First Floor  
Approx. Floor Area 379 Sq.Ft (35.2 Sq.M.)

Tenure: We are advised by our client that the property is .....  
Council Tax Band: A

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

Westwell Road, Chorley

A&P



Arnold & Phillips proudly present an enticing opportunity with their latest listing: a spacious three-bedroom, bay-fronted terraced property that offers a wealth of features designed to appeal to a range of potential buyers.

Situated in a prime location, this property boasts advantageous proximity to Chorley town centre and its plethora of amenities, making it a desirable choice for those seeking convenience and accessibility in their daily lives. The property is strategically positioned to provide easy access to the various offerings of Chorley town centre.

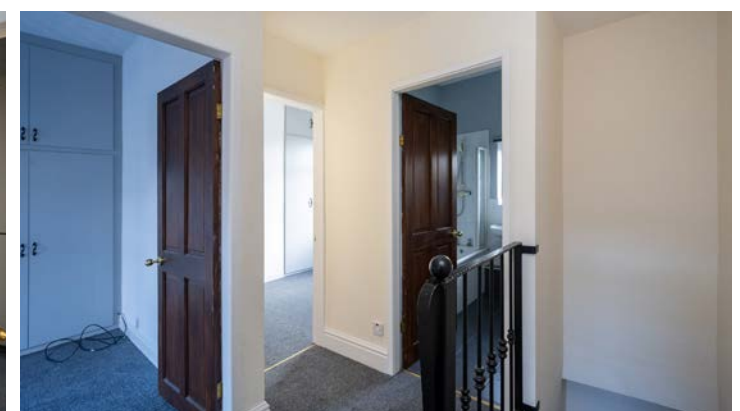
Residents will find themselves within close reach of well-regarded schools, essential for families prioritizing education. Additionally, the town centre offers a variety of shops and bars, catering to both everyday needs and leisure activities. The convenience extends beyond immediate amenities, as the property is also excellently connected to major motorway links, facilitating smooth travel to surrounding towns and cities. This feature is particularly beneficial for commuters or individuals who frequently travel, offering them a seamless connection to a wider network of destinations.

Upon entering the property, one is greeted by an inviting entrance porch that leads into an open-plan lounge and dining area. This space is characterized by its warmth and charm, enhanced by a log burner and a feature fireplace, which serve as focal points that add both aesthetic appeal and functionality. The open-plan design encourages a sense of spaciousness and fluidity, making it ideal for both relaxation and entertaining guests. Adjacent to the living area is a well-appointed kitchen, complete with wall and base units, providing ample storage and practicality for culinary endeavors.

Ascending to the first floor, the property continues to impress with three generously sized bedrooms. The first and second bedrooms are particularly noteworthy, as they come equipped with fitted wardrobes, offering convenient storage solutions that maximize the use of space. Completing the first floor is a modern three-piece bathroom suite, featuring a shower over the bath. This setup caters to the needs of contemporary family living, providing both comfort and convenience.

Externally, the property offers a practical courtyard, which presents an opportunity for outdoor seating or serves as a low-maintenance garden space. The exterior also holds a significant advantage in the form of two garages, an uncommon feature in terraced properties. These garages provide additional storage or parking space, addressing a common limitation in similar properties where parking can often be a challenge.

In conclusion, this property represents an excellent opportunity for a variety of buyers. It is particularly well-suited to first-time buyers, offering a manageable and comfortable living space equipped with modern conveniences.







**KEY FEATURES**

Bay Fronted Terraced Property

Three Good Sized Bedrooms

Circa 826 Square Feet

Open Plan Lounge Diner

Modern Kitchen

Rear Courtyard

Off Road Parking (Two Garages)

Close to Town Centre and Local Amenities





