



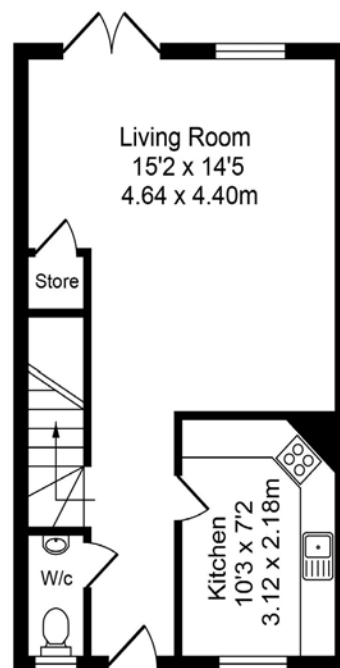
Ormskirk: 01695 570102  
arnoldandphillips.com

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

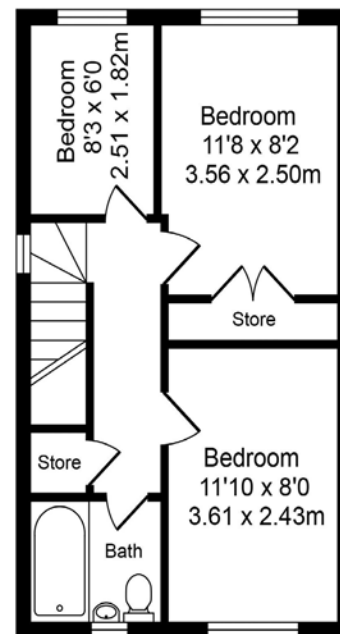
ARNOLD & PHILLIPS  
ESTATE AGENTS

## Total Approx. Floor Area 895 Sq.ft. (83.2 Sq.M.)

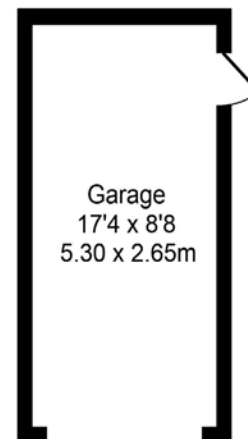
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor  
Approx. Floor Area 372 Sq.Ft (34.6 Sq.M.)



First Floor  
Approx. Floor Area 372 Sq.Ft (34.6 Sq.M.)

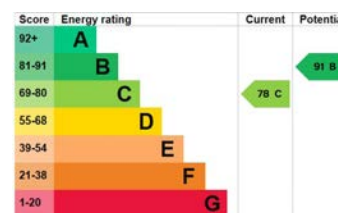


Garage  
Approx. Floor Area 151 Sq.Ft (14.0 Sq.M.)



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](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

Quarry Road, Chorley

A&P



Arnold & Phillips are delighted to present this charming three-bedroom semi-detached family home, which is ideally located for families seeking access to local renowned primary and secondary schools. The property's location also offers convenient access to Chorley town centre, where residents can enjoy a host of amenities ranging from shopping to dining and recreational facilities. For those who commute, the home is perfectly positioned with motorway access nearby, facilitating easy travel to major towns and cities, making it an excellent choice for commuters.

Upon entering this inviting home, you are greeted by a welcoming hallway that sets the tone for the rest of the property. The hallway features a convenient ground floor W/C, catering to the needs of busy family life. From the hallway, you have access to a modern kitchen, which is thoughtfully designed with a range of oak wall and base units, complemented by integrated appliances and stylish work surfaces that provide both functionality and aesthetic appeal. This kitchen is not only practical but also a pleasant space for preparing meals.

The heart of the home is the open-plan lounge and dining area, which is bright and airy, thanks to its ample natural light. This space is perfect for family gatherings and entertaining guests. French doors lead from the lounge diner to the rear garden, seamlessly connecting indoor and outdoor living spaces and allowing for easy access to the garden during the warmer months.

The first floor of the property offers three well-proportioned bedrooms, each providing comfortable living quarters for family members. A three-piece family bathroom serves the bedrooms, ensuring convenience and practicality for everyday use.

Externally, the property is situated in a quiet cul-de-sac, making it an ideal setting for families with small children, as it provides a safe and peaceful environment. The home is garden-fronted, with a driveway leading to a single garage, offering ample parking and storage solutions. To the rear, the property boasts a patio area and a generously sized garden, perfect for children to play and for relaxing during the summer months. This outdoor space is a valuable addition, providing opportunities for gardening, outdoor dining, and recreation.

In summary, this lovely three-bedroom semi-detached family home offers a combination of location, practicality, and charm. Its proximity to schools, amenities, and transport links makes it a highly desirable option for families and commuters alike. Prospective buyers are encouraged to arrange a viewing to fully appreciate the features and benefits this property has to offer.







KEY FEATURES

Charming Semi Detached Property

Three Good Sized Bedrooms

Circa 895 Square Feet

Spacious Lounge with Garden View

Modern Kitchen

Tastefully Decorated Throughout

Garage

Driveway Parking

Close to Amenities

Close to Town Centre





