



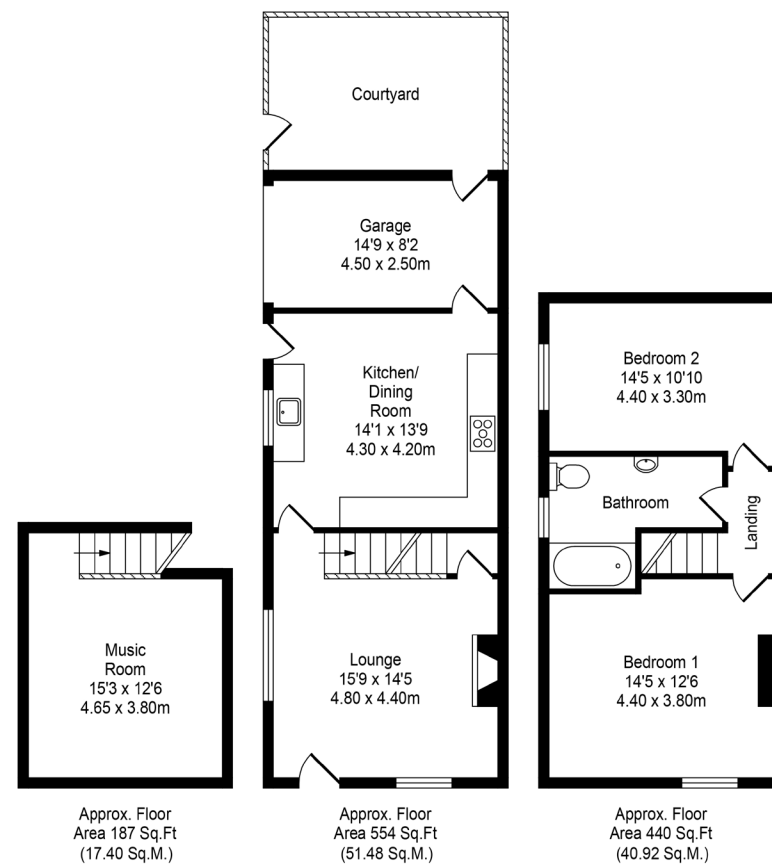
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Chorley: 01257 241173  
Parbold: 01257 442789

ARNOLD & PHILLIPS  
ESTATE AGENTS

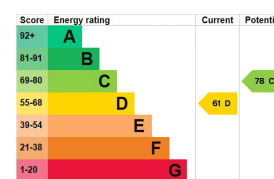
### Parker Street, Chorley

Total Approx. Floor Area 1182 Sq.ft. (109.80 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 Leasehold  
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

Parker Street, Chorley

A&P



Arnold and Phillips are pleased to present this spacious detached home, conveniently located close to the town centre. This property boasts three storeys, offering ample living space and versatility to suit a variety of lifestyles.

On the lower ground floor, you'll find a music room that provides a flexible space, perfect for use as a home office, games room, or even an additional bedroom, depending on your needs. This multifunctional area enhances the usability of the home, catering to modern living requirements.

The ground floor features a light-filled lounge, thanks to its double-aspect windows that flood the room with natural light. The lounge flows seamlessly into a modern dining kitchen equipped with a range-style oven, ideal for culinary enthusiasts and perfect for hosting family meals or gatherings.

Moving upstairs, you will discover two good-sized bedrooms, offering comfortable living spaces for family or guests, along with a well-appointed family bathroom.

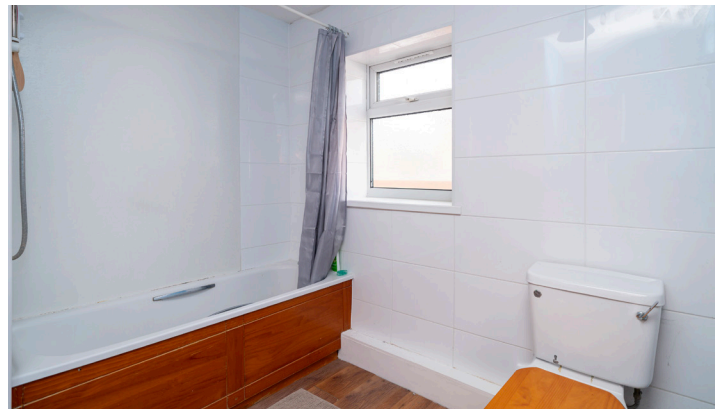
Additional advantages of this property include a garage at the side, providing convenient storage or parking options, and a rear courtyard that adds to the outdoor appeal of the home, perfect for enjoying a morning coffee or evening relaxation.

The location is excellent, with easy access to transport links and reputable primary and secondary schools, making it a great choice for families and commuters alike. This spacious end-terraced home perfectly combines comfort, versatility, and convenience, making it an ideal opportunity for prospective buyers.

Viewing is highly recommended to fully appreciate all that this property has to offer.







KEY FEATURES

Spacious Detached Property

Two Double Bedrooms

Circa 1182 Square Feet

Light and Bright Lounge

Lower Ground Music Room

Modern Dining Kitchen

Rear Courtyard

Garage

Close to Town Centre

Excellent Transport Links





