



Ormskirk: 01695 570102
arnoldandphillips.com

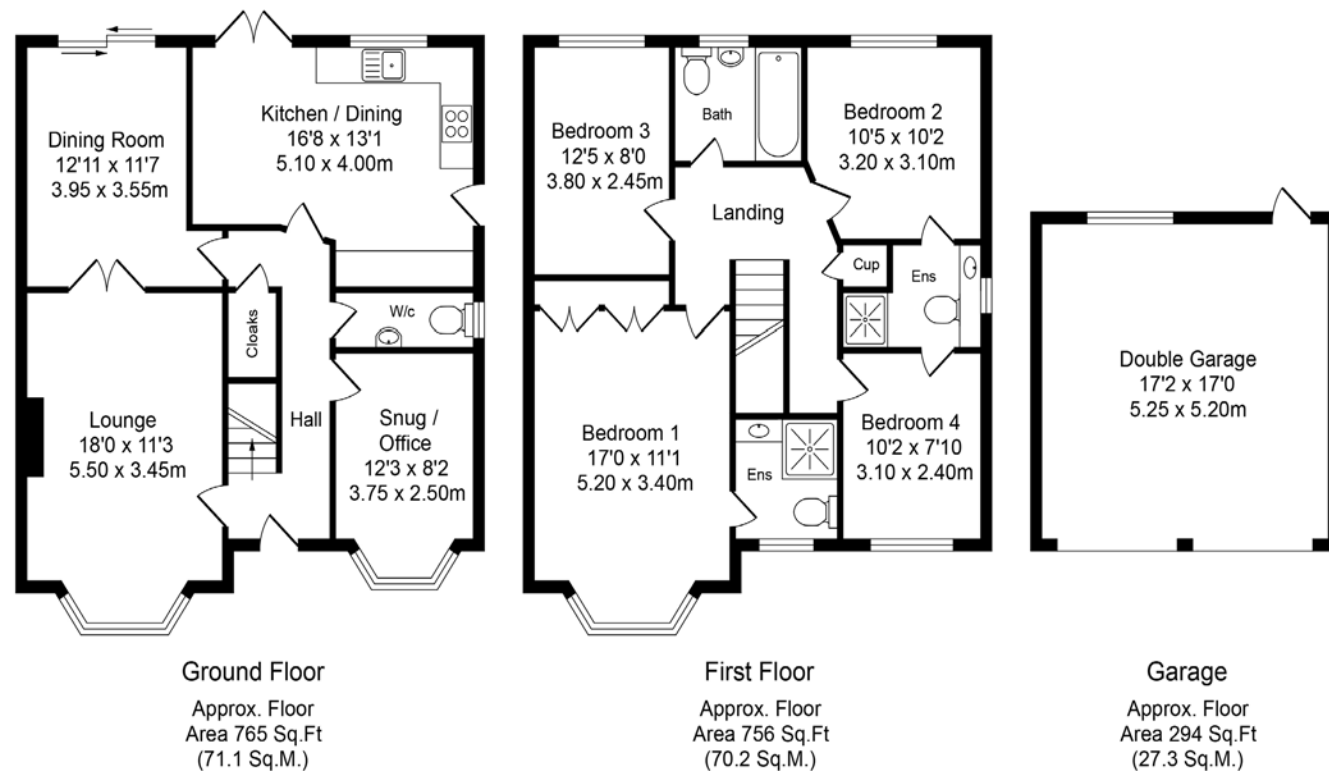
Southport: 01704 778668
Chorley: 01257 241173
Parbold: 01257 442789

ARNOLD & PHILLIPS
ESTATE AGENTS

Cherryfields Chorley

Total Approx. Floor Area 1815 Sq.ft. (168.6 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: 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.



THE LUXURY PROPERTY SPECIALISTS

Cherryfields, Euxton

A&P

The search for a perfect home can be challenging, especially when balancing comfort, style, and practicality. Arnold and Phillips have introduced a stunning detached property that not only meets these criteria but exceeds them. Nestled on a spacious corner plot, this home offers an array of features designed for modern living, catering to families and individuals alike. With its flexible spaces, modern kitchen, and inviting outdoor areas, this property is poised to attract a broad spectrum of potential buyers.

Upon entering the home, guests are welcomed by an entrance hallway that leads to a conveniently located WC, setting the tone for the practicality that defines this property. The snug room just off the hallway offers flexibility and can serve multiple purposes, be it a home office for remote work or a children's playroom, adapting to the needs of its occupants.

The heart of the home is undoubtedly the light and bright lounge, enhanced by a bay window and a feature fireplace that adds warmth and character. This inviting space is perfect for relaxation and family gatherings. The thoughtful design continues with double doors leading into another reception room, currently utilised as a second lounge but easily converted into a dining room, providing an ideal setting for hosting dinner parties or family meals. These rooms could easily be adapted to create one larger family space, providing the opportunity for a more open living environment.

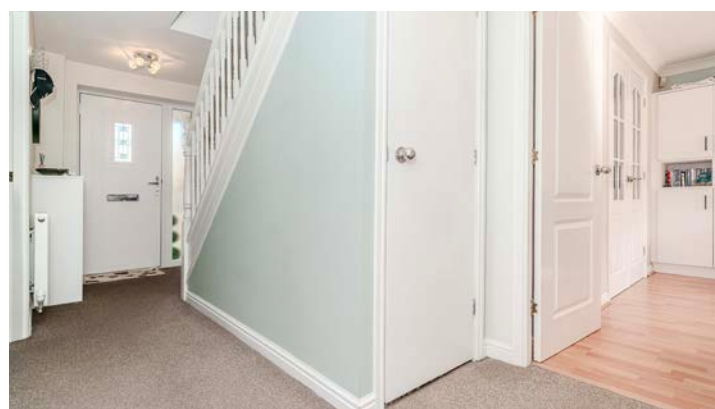
The kitchen stands as a testament to modern design, featuring sleek, handle-less units paired with complementary worktops and high-end appliances. Its layout is both functional and aesthetically pleasing, encouraging culinary creativity. The ample space allows for a dining table and chairs, transforming mealtimes into pleasant experiences. The option to open the French doors further enhances this space, seamlessly connecting the indoors with the outdoors, ideal for alfresco dining during warmer months.

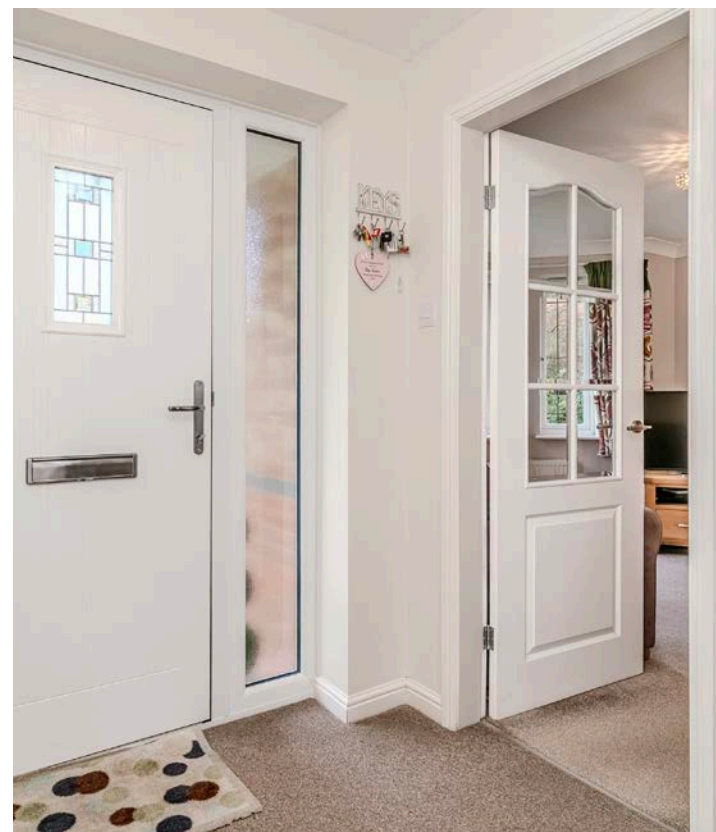
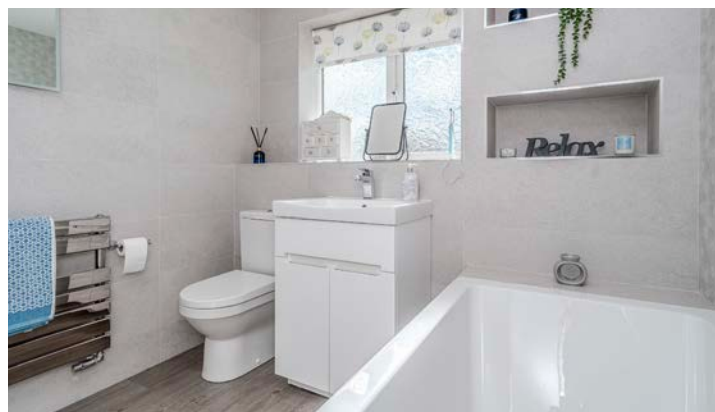
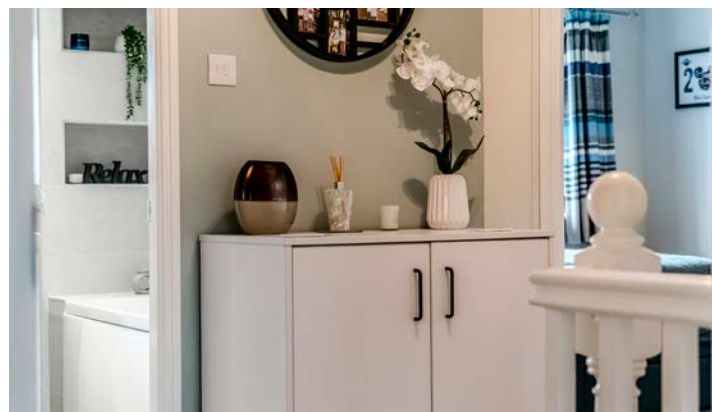
Venturing to the first floor, potential buyers will find four well-proportioned bedrooms, each designed with comfort in mind. The master bedroom in this stunning home features a convenient ensuite shower room, providing added privacy and comfort for the homeowner. Additionally, bedrooms 2 and 4 benefit from a shared Jack and Jill ensuite, offering a functional arrangement for family or guests. Bedroom 3 is also easily catered to by the family bathroom, ensuring ample facilities for all residents.

Externally, the property continues to impress with a well-maintained front garden and a large driveway capable of accommodating several vehicles, adding a layer of practicality for families with multiple cars. The detached double garage offers additional storage or workshop space, enhancing the property's functionality.

The rear garden is a true highlight, featuring a paved patio, a lawned area, and a barked section, providing ample space for entertaining family and friends or for children to play safely. This outdoor sanctuary not only enhances the home's appeal but also enriches the lifestyle of its residents, offering a perfect backdrop for memorable gatherings and leisurely afternoons.

This modern detached property is situated in an extremely sought-after village location, known for its community spirit and accessibility to local amenities. The combination of a peaceful setting and proximity to essential services makes this home an attractive option for families and individuals alike. Its desirable location further enhances its value, making early viewing essential for potential buyers eager to secure this remarkable property.





KEY FEATURES

Stunning Detached Home

Four Bedrooms
(Master with Ensuite and Two
Sharing Jack and Jill Ensuite)

Circa 1815 Square Feet

Snug/Office

Light and Bright Lounge

Dining Room

Modern Dining Kitchen

Tastefully Decorated
Throughout

Driveway Parking

Detached Double Garage

Well Maintained Rear Garden

Sought After Village Location





