



Ormskirk: 01695 570102
arnoldandphillips.com

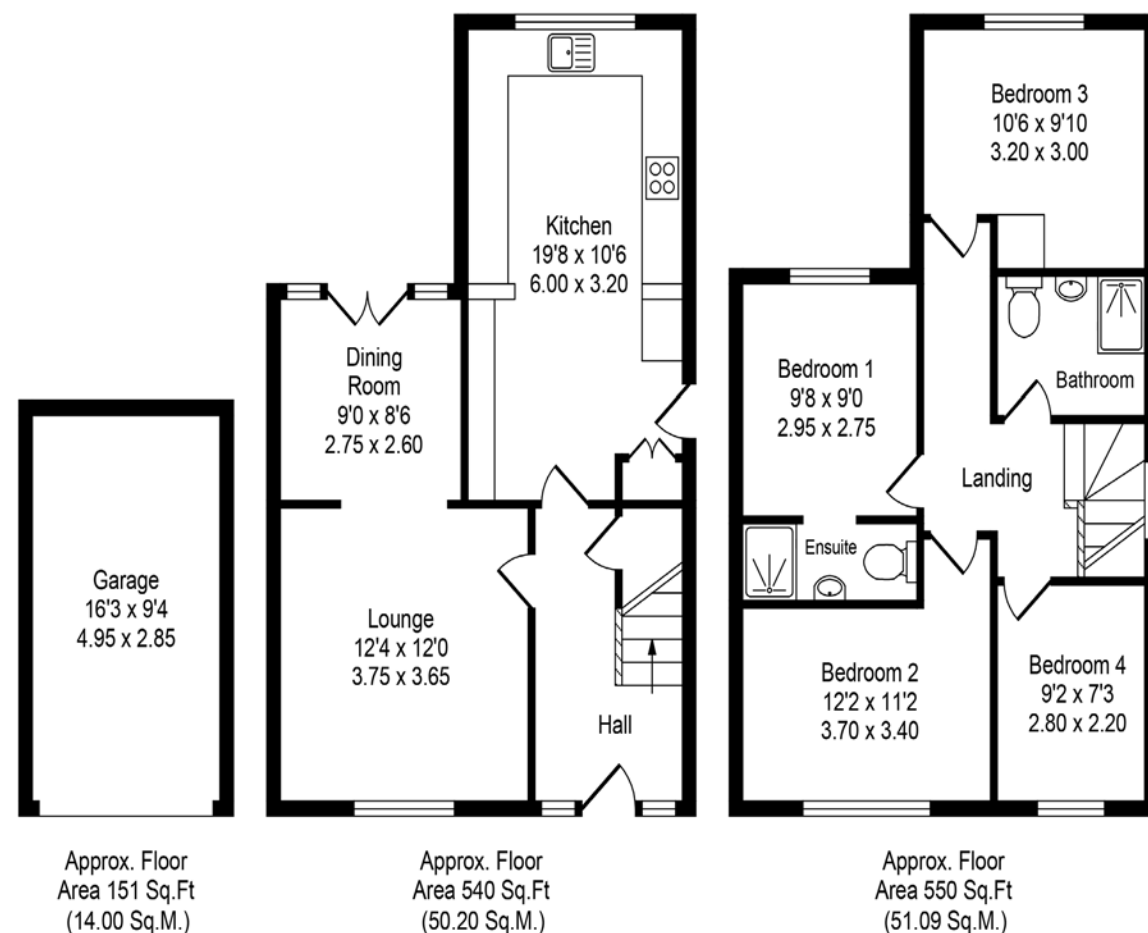
Southport: 01704 778668
Chorley: 01257 241173
Parbold: 01257 442789

ARNOLD & PHILLIPS
ESTATE AGENTS

Manston Grove

Total Approx. Floor Area 1241 Sq.ft. (115.29 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: C

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

Manston Grove, Chorley

A&P

Arnold & Phillips proudly present a distinguished four-bedroom semi-detached family home nestled within a serene cul-de-sac. This property is ideally situated in a highly esteemed residential area, making it perfect for families seeking a harmonious blend of tranquility and convenience. Meandering through the nearby woodland trails offers picturesque scenery and a touch of nature merely a stone's throw away—a feature particularly appealing to those who cherish outdoor activities and peaceful walks.

The home boasts proximity to Chorley town centre, effectively meeting the everyday needs of its residents. Chorley offers an extensive selection of shops and essential services, ensuring residents have convenient access to shopping and other amenities. The availability of efficient motorway links underscores the property's exceptional connectivity, making it an ideal haven for commuters who require straightforward access to neighboring cities and towns.

Upon entering the home, one is welcomed by an inviting entrance hallway adorned with Karndean flooring, which is noted for its aesthetic appeal and durability. The hallway sets an elegant tone for the home and provides easy access to the principal living areas. The journey through the home reveals a bright and airy lounge, notable for its capacity to let in natural light, creating a warm and inviting atmosphere conducive to relaxation. This space seamlessly connects to a versatile dining room through French doors, which in turn grant direct access to the rear garden. This fluid indoor-outdoor interaction is perfect for family gatherings, social events, and leisurely weekends spent in the garden.

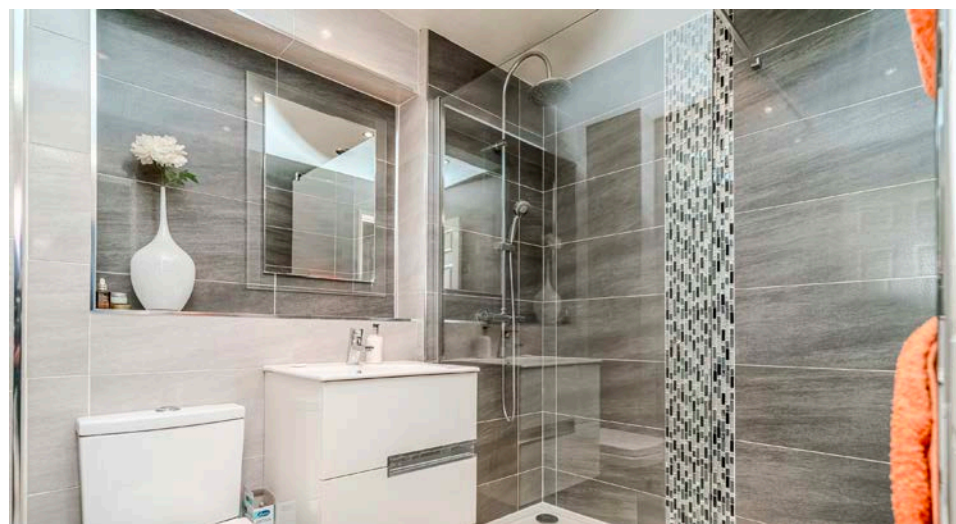
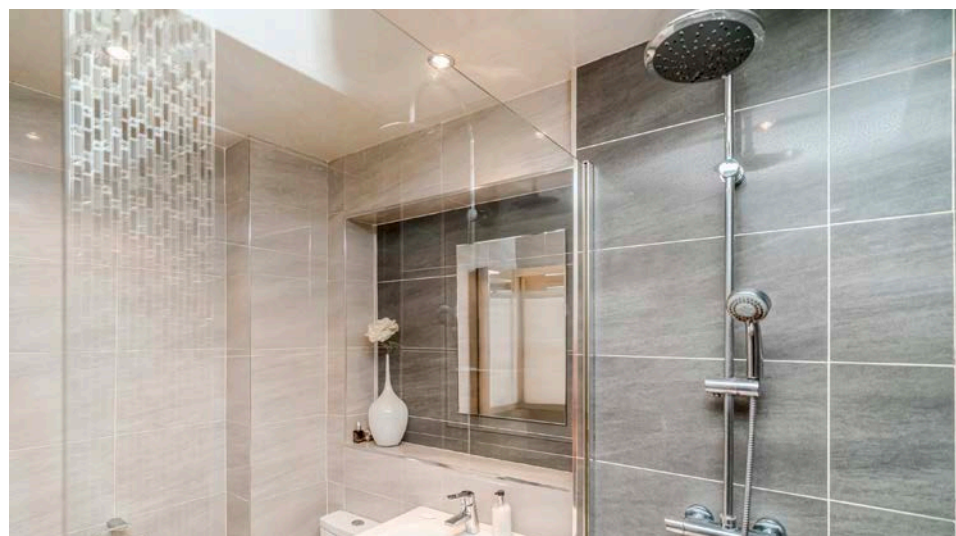
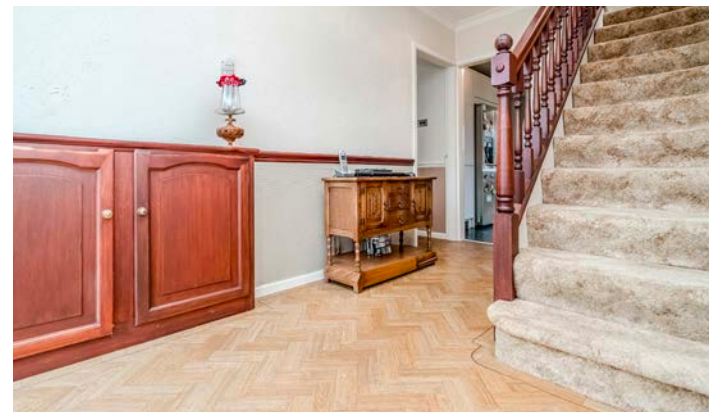
The kitchen, recently updated with a modern flair, is a prime example of contemporary design and practicality. The kitchen is well-equipped with an array of wall and base units, enhancing storage options and functionality, while integrated appliances add a touch of modern convenience. This space is designed not just for culinary pursuits but as a family hub where memories are created.

Ascending to the first floor, the accommodation includes four generously-sized bedrooms. The master suite stands out with en-suite facilities, providing a private sanctuary for relaxation and personal space, a feature highly sought after in family homes. Supporting these bedrooms is a modern, three-piece shower room, servicing the remaining bedrooms. The presence of modern amenities throughout the home highlights an attention to detail, reflecting both style and practicality.

Externally, the property prides itself on meticulously maintained gardens at both the front and rear, underscoring the home's curb appeal and offering additional outdoor living spaces. The gardens present ample opportunities for gardening enthusiasts, outdoor dining, and recreational activities. Furthermore, the residential convenience is enhanced by a sizable driveway leading to a single garage, accommodating multiple vehicles and providing crucial storage space.

In conclusion, this property encapsulates the essence of an ideal family home through its combination of stylish interior features, spacious living areas, and its strategic location. Its allure lies not only in the comforts it offers but also in its capacity to connect residents to both urban amenities and natural beauty, rendering it a perfect choice for those seeking the best of both worlds. Arnold & Phillips present this home as an opportunity to embrace a lifestyle that marries contemporary living with the tranquil charms of suburban life.





KEY FEATURES

Attractive Semi Detached Property

Four Bedrooms with Ensuite to Master

Circa 1241 Square Feet

Cosy Lounge

Light Filled Dining Room

Modern Kitchen

Good Sized Rear Garden

Detached Garage

Close to Town Centre

Excellent Transport Links





