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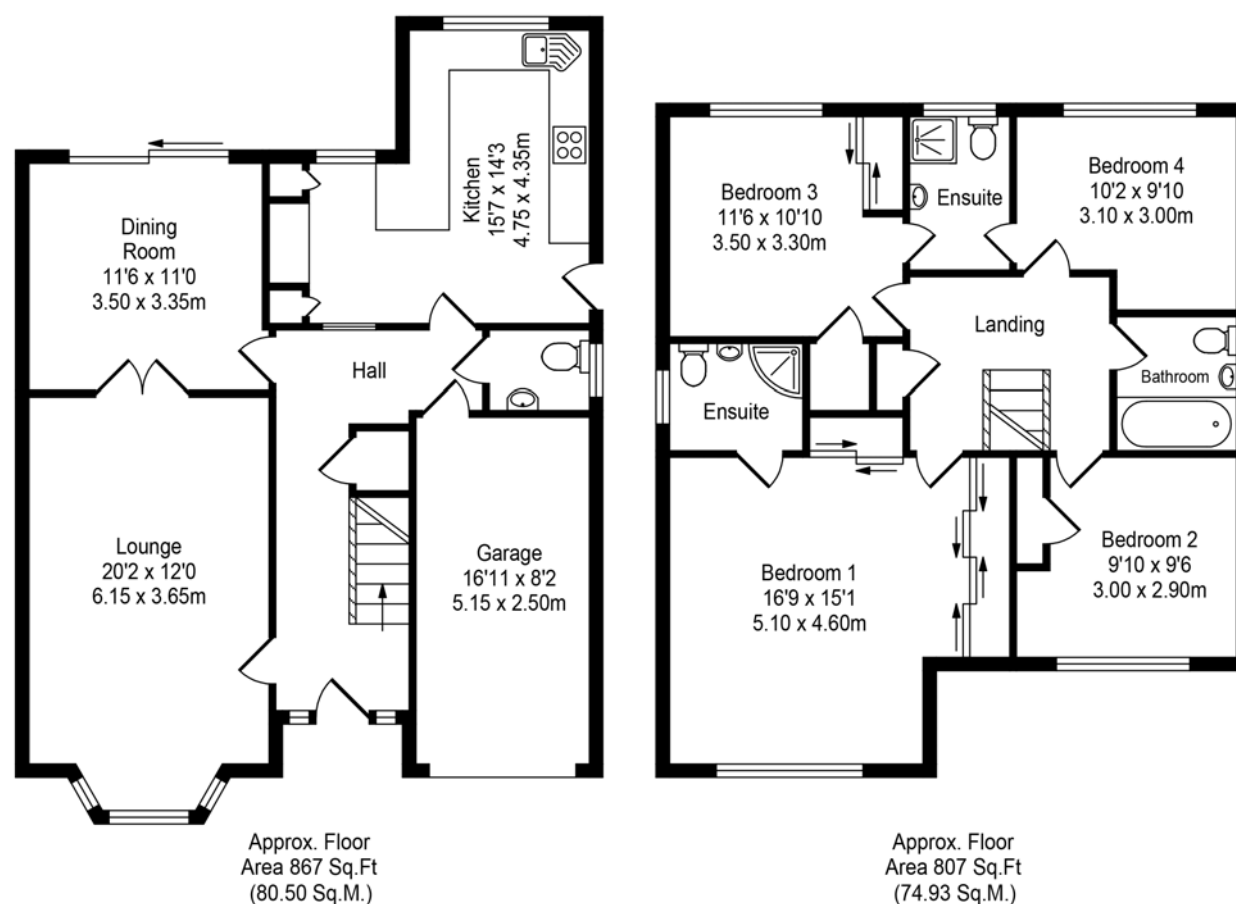
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ARNOLD & PHILLIPS  
ESTATE AGENTS

## Delph Way, Chorley

Total Approx. Floor Area 1673 Sq.ft. (155.43 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](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

Delph Way, Whittle-le-Woods

A&P



Arnold and Phillips are excited to introduce this modern detached property, ideally set on a good-sized corner plot within a much sought-after development. The charming location of this home is sure to attract interest, as it is conveniently close to various amenities, excellent schools, and boasts great transport links, all while providing access to refreshing walks in the countryside.

Upon entering the property, you are greeted by a light and airy hallway that leads into a spacious lounge, featuring a lovely bay window and a contemporary inset fire that adds a touch of modern elegance. Through glazed double doors, you transition into the dining room, which is bathed in natural light and includes patio doors that open out onto a decked patio area, perfect for outdoor dining and entertaining.

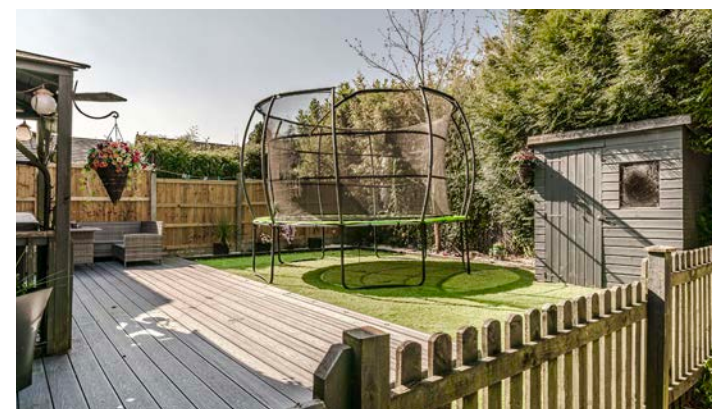
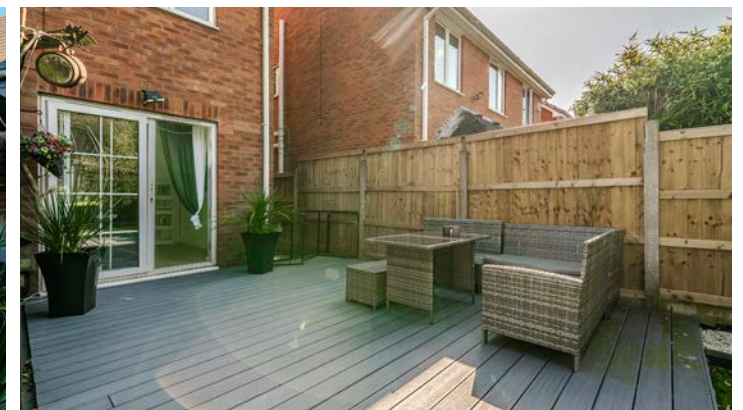
At the rear of the property, the kitchen is fitted with stylish black gloss units complemented by oak work surfaces. The kitchen is well-equipped with a range-style cooker and an American-style fridge freezer, making it both a functional and attractive space for cooking and gathering with family and friends. The ground floor is completed by a handy cloaks/WC, enhancing the convenience of this well-designed home.

As you ascend the stairs to the first floor, you will find a spacious landing that leads to four generously sized bedrooms. The two largest bedrooms benefit from fitted wardrobes and an ensuite shower room, offering privacy and comfort. The additional two bedrooms are also well-proportioned, making this property an ideal family home. The family bathroom is thoughtfully designed, featuring a bath with an overhead shower and bright, fresh tiling that contributes to a clean and inviting atmosphere.

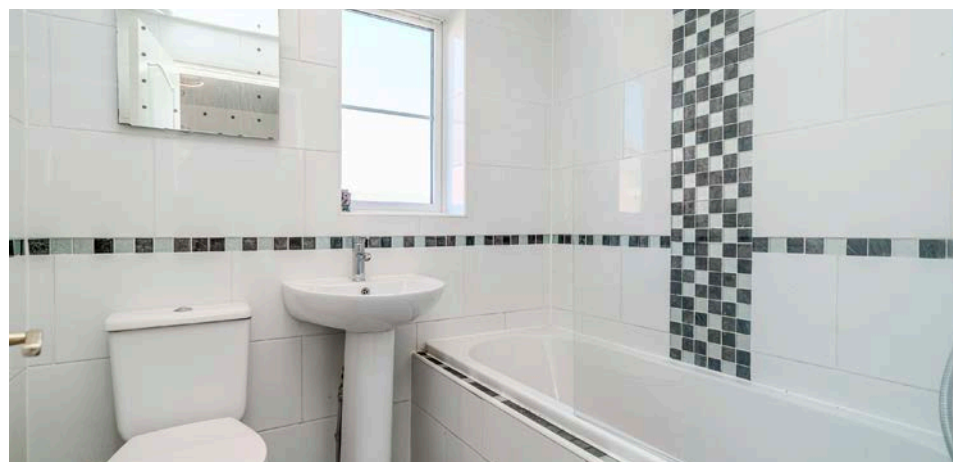
Externally, the property boasts an ample driveway that can easily accommodate two or more vehicles, along with an attached garage for additional storage. At the rear, the lovely garden provides plenty of space for relaxing, entertaining, or watching children play, creating a perfect outdoor oasis for family enjoyment.

This home is situated in a picturesque spot, offering stunning views of the surrounding countryside, adding to the overall appeal of the property.

In summary, this modern detached home combines comfort, style, and practicality, making it an exceptional choice for families or anyone looking to enjoy a peaceful lifestyle in a desirable area.







**KEY FEATURES**

Modern Detached Home

Four Bedrooms/Two with Ensuite

Circa 1673 Square Feet

Spacious Lounge

Dining Room

Stylish Kitchen

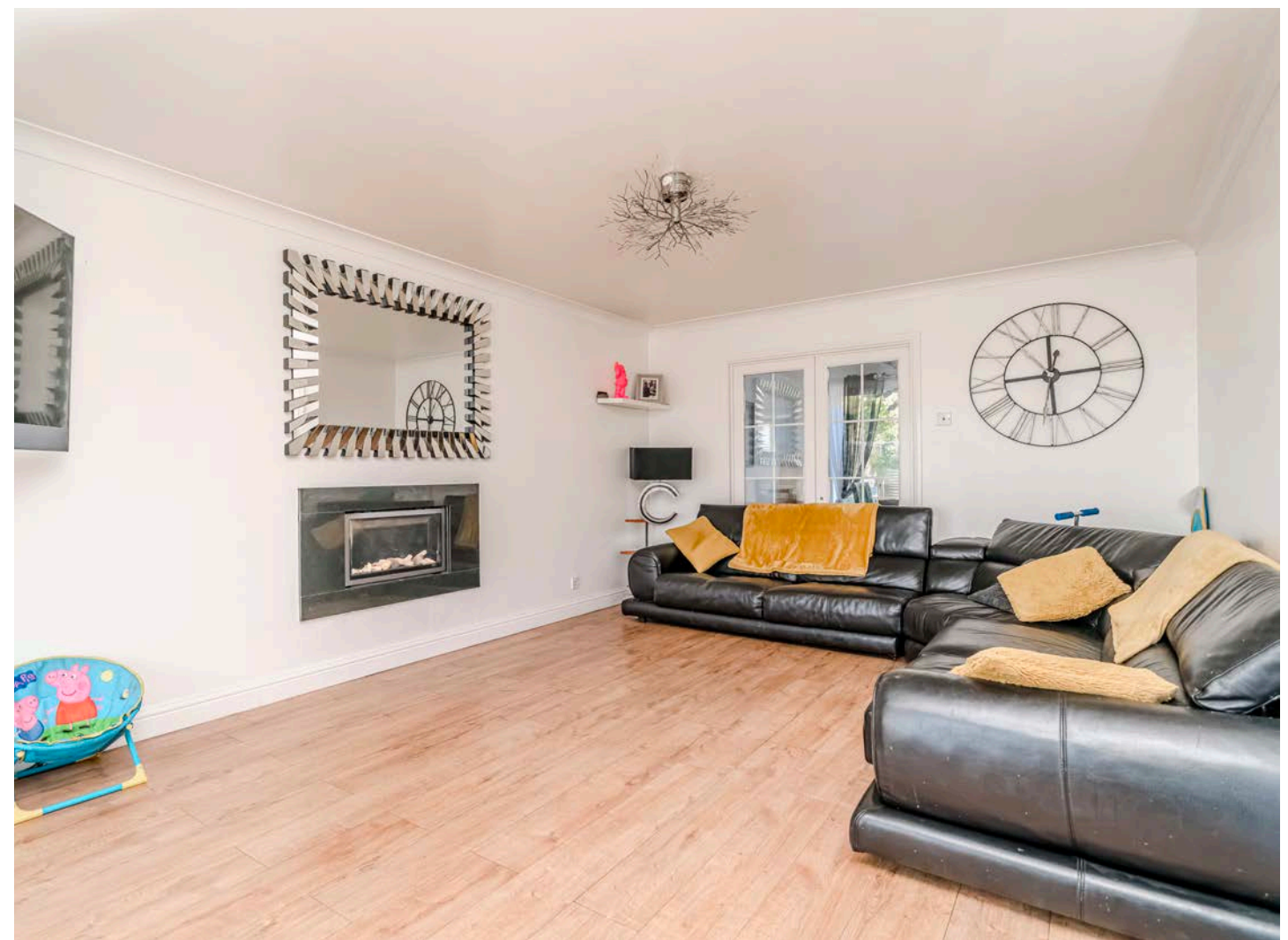
Good Sized Plot

Lovely Views

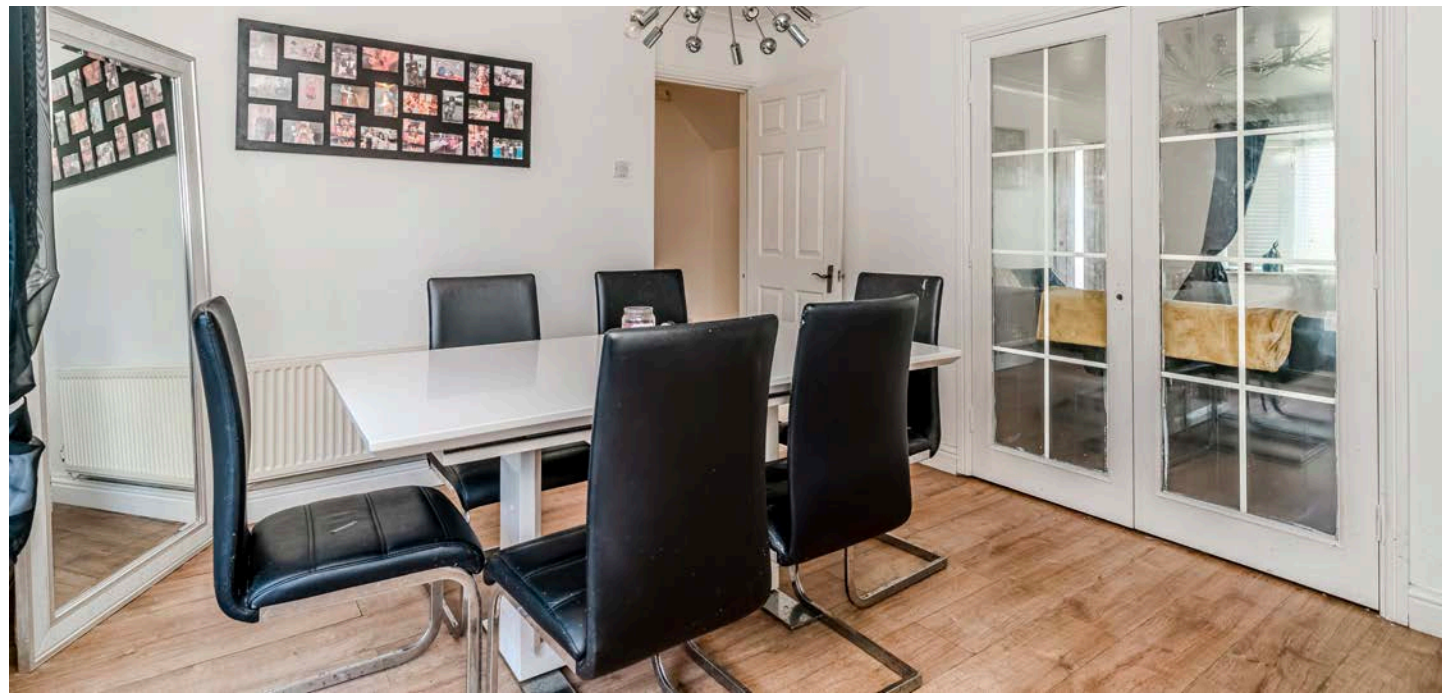
Ample Driveway Parking

Garage

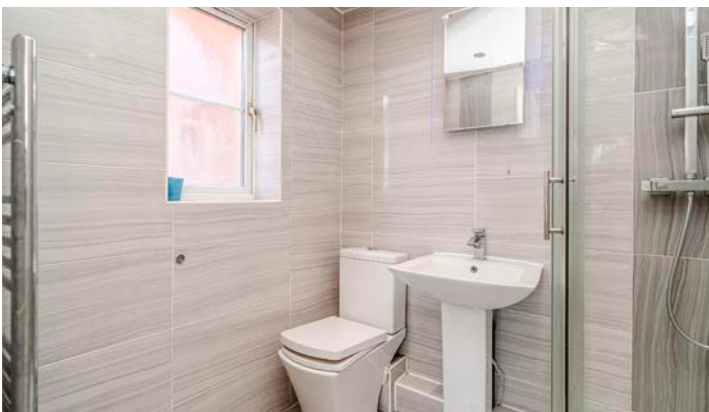
Stunning Rear Garden















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