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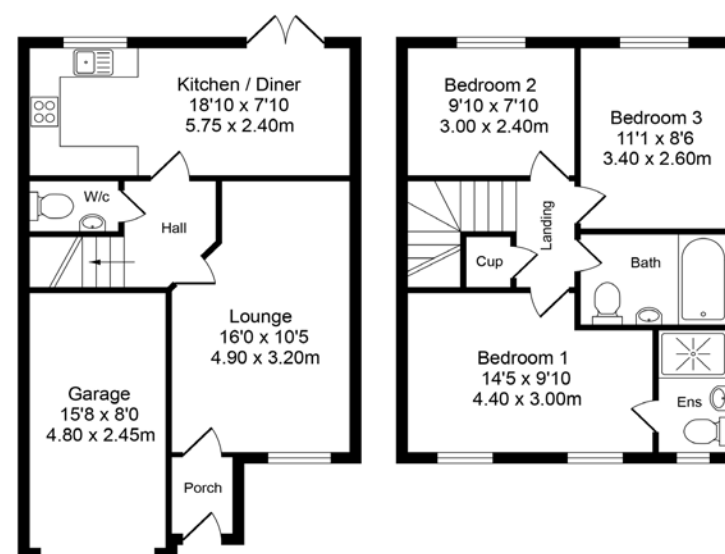
Southport: 01704 778668
Chorley: 01257 241173
Parbold: 01257 442789

ARNOLD & PHILLIPS
ESTATE AGENTS

Chaffinch Road

Total Approx. Floor Area 1007 Sq.ft. (93.6 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: 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.

Score	Energy rating	Current	Potential
92+	A	94 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THE LUXURY PROPERTY SPECIALISTS

Chaffinch Road, Buckshaw Village

A&P

Arnold and Phillips are pleased to present this modern and attractive semi-detached property, ideally situated in the sought-after Buckshaw Village. This vibrant community has much to offer, including well-known supermarkets, a variety of shops, charming cafes, restaurants, and pubs. The area boasts excellent transport links, featuring its own railway station, a reliable bus service, and close proximity to the motorway network, making it an ideal location for commuters. Additionally, the presence of good schools nearby makes this property appealing to families and other potential buyers alike.

Upon entering the home through the welcoming porch, you are greeted by a light yet cosy lounge, perfect for relaxation. From here, an inner hallway conveniently leads to a handy WC, providing practical functionality.

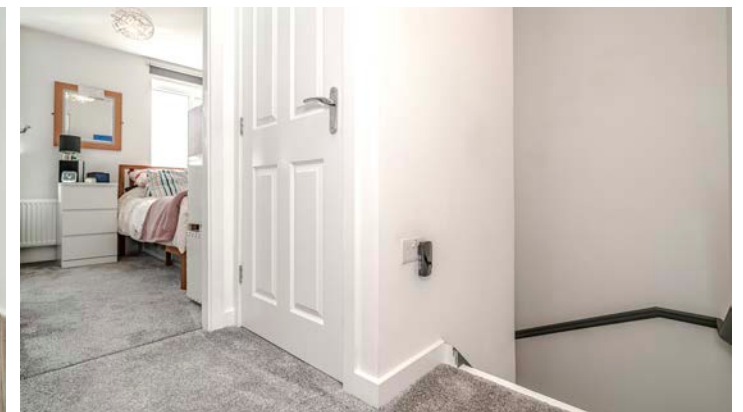
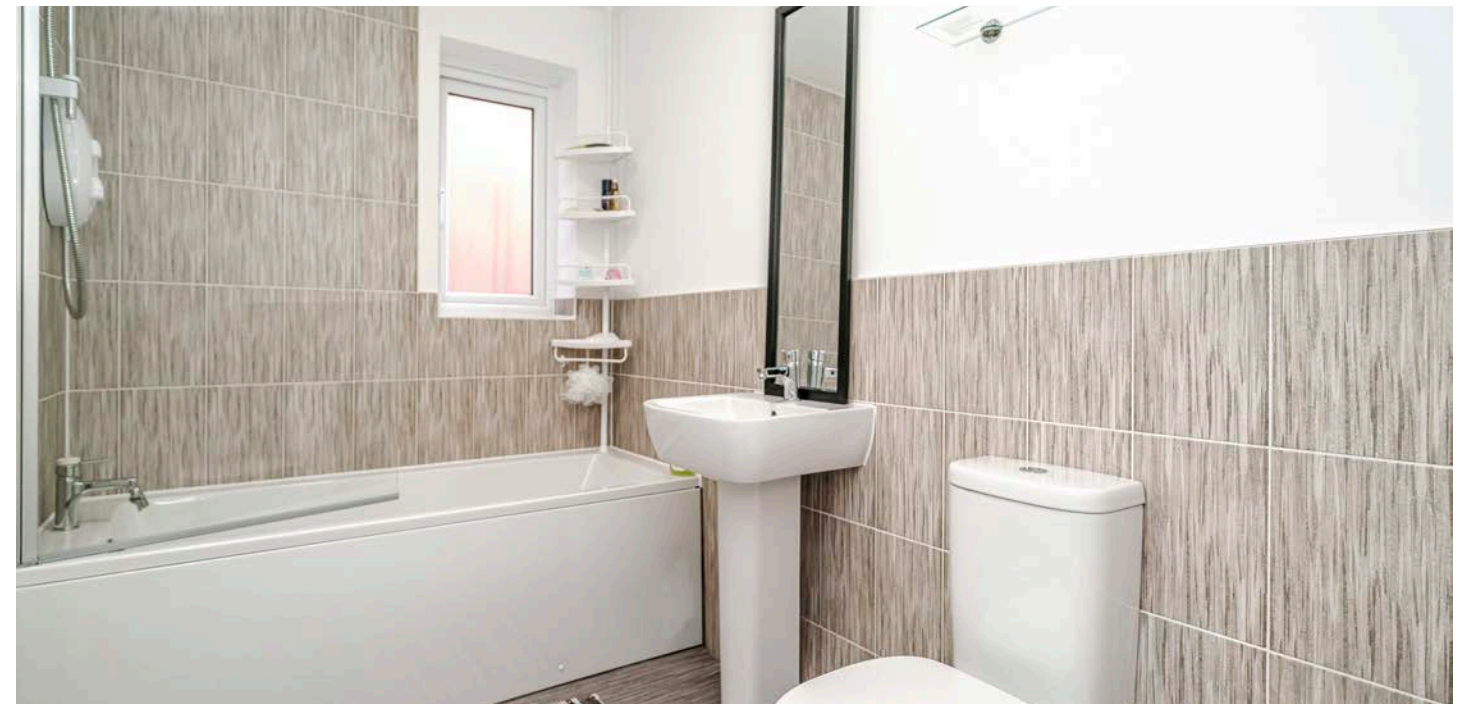
The kitchen diner, located at the rear of the property, is a true highlight. It boasts French doors that open onto a private rear garden, offering picturesque woodland views. The kitchen is fitted with stylish white base and wall units that lend a fresh and contemporary feel to the space. Equipped with a range of integrated appliances, the kitchen is not only functional but also ideal for entertaining. The dining area, situated at the far end of the room, benefits from ample natural light and views of the garden, enhancing the overall dining experience.

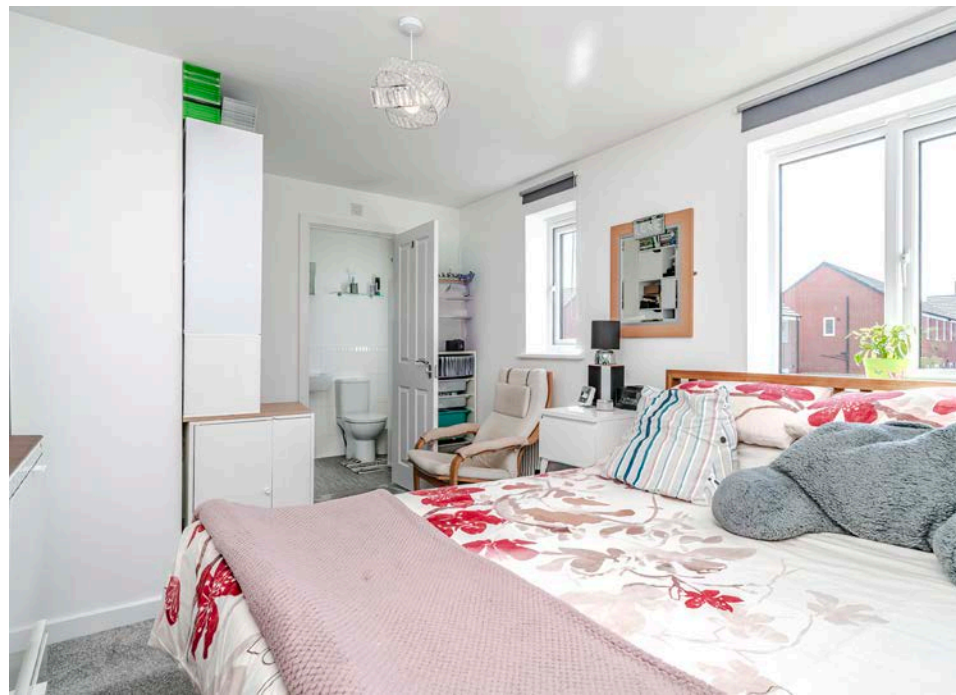
Upstairs, you will find three well-proportioned bedrooms, each designed with comfort in mind. The master bedroom features the added convenience of an ensuite shower room and benefits from plenty of space for storage, with natural light flooding in through two windows. The additional bedrooms are both doubles, providing versatile living options, with one currently utilised as a home office. These bedrooms are well-served by the family bathroom, which includes a bath with an overhead shower and modern tiling, creating a stylish and functional space.

Externally, the property offers a driveway that can accommodate several vehicles, along with an attached garage, providing additional storage or vehicle space. The garage also has the potential for conversion, subject to planning permission.

The rear garden is a delightful feature of this home, offering both lawn and patio areas that are spacious enough for entertaining or enjoying leisurely outdoor activities.

In summary, this modern semi-detached property in Buckshaw Village combines style, functionality, and a prime location, making it an excellent choice for families, professionals, or anyone seeking an inviting home in a desirable community.





KEY FEATURES

Attractive Semi Detached Property

Three Well Proportioned Bedrooms with Ensuite to Master

Circa 1007 Square Feet

Cosy Lounge

Modern Kitchen Diner

Driveway Parking

Garage

Private Rear Garden

Much Sought After Location

Close to Amenities

Excellent Transport Links



