



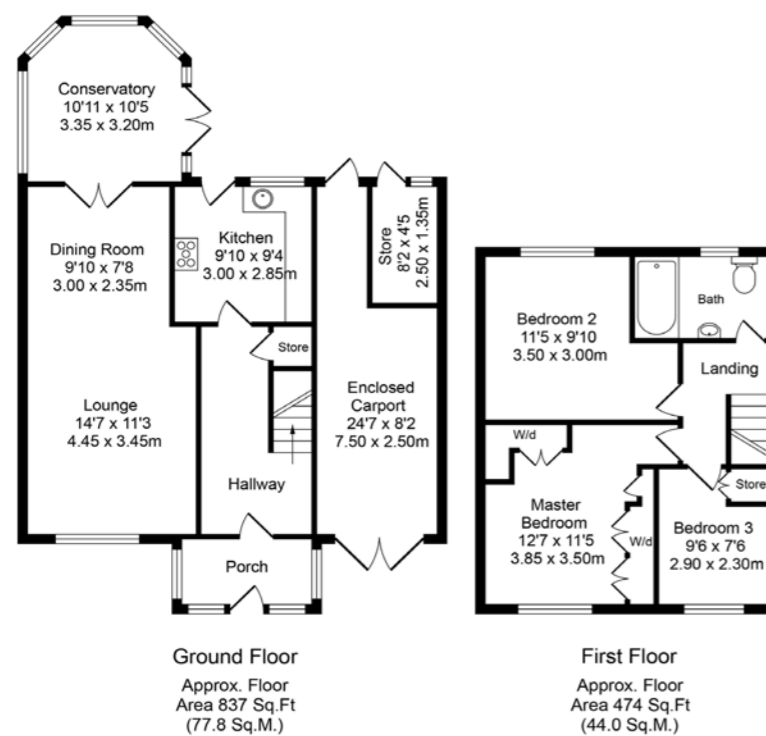
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ARNOLD & PHILLIPS
ESTATE AGENTS

Carleton Road, PR6 8TQ Total Approx. Floor Area 1311 Sq.ft. (121.8 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

Carleton Road, Chorley

A&P

Arnold and Phillips are pleased to present this attractive detached property, ideally situated in a highly sought-after location. This charming home welcomes you with a porch that leads into an inviting entrance hallway, setting the tone for the rest of the property.

From the hallway, you enter a spacious lounge dining room, characterised by a large window that floods the space with natural light. A feature fireplace serves as a focal point, creating a warm and cosy atmosphere for family gatherings and relaxation. The dining area is designed to comfortably accommodate a good-sized table and chairs, making entertaining guests a breeze.

Adjacent to the dining area, French doors lead into a bright conservatory that overlooks the rear garden. This serene space is perfect for unwinding after a meal, allowing you to enjoy views of the outdoor area while basking in the natural light.

The kitchen is fitted with modern white wall and base units, complemented by a range of integrated appliances that enhance functionality. From the kitchen, you can step outside to a covered pergola, which features seating and a fire, providing an inviting outdoor space for entertaining or simply enjoying quiet evenings.

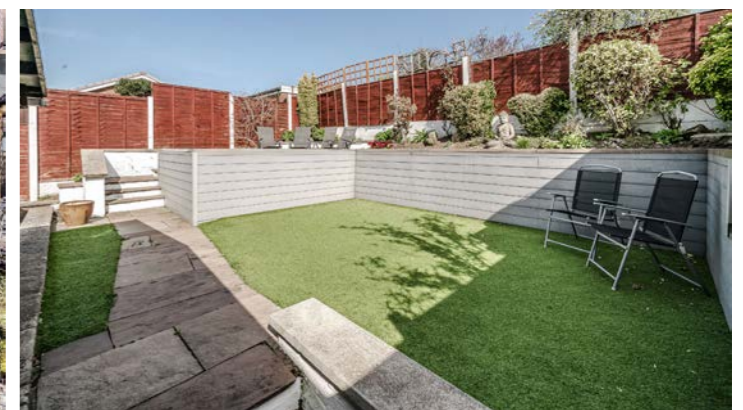
Upstairs, the property features three well-appointed bedrooms, with the master bedroom benefiting from fitted wardrobes that provide ample storage space, making organisation a breeze. The additional bedrooms are also generously sized, ensuring comfort and flexibility for family members or guests.

The family bathroom is designed with modern living in mind, featuring a bath with an overhead shower, making it both functional and stylish. The contemporary wall panelling adds a touch of elegance to the space, enhancing the overall aesthetic of the bathroom. This thoughtful layout and attention to detail make the upstairs of this home not only practical but also a welcoming retreat for its occupants.

Externally, the property boasts driveway parking and an enclosed carport, offering practical solutions for vehicle storage. The rear garden is designed for easy maintenance, featuring tiered areas that include both lawn and paved sections, ideal for outdoor activities or relaxation.

The location of this property further enhances its appeal, with excellent transport links nearby, including easy access to the motorway network, making it a great choice for commuters. Additionally, Chorley town center is conveniently close, offering a variety of shops, bars, eateries, and both bus and railway stations.

In summary, this detached property combines comfort, style, and practicality, making it an ideal choice for families or anyone seeking a well-connected home in a desirable location.





KEY FEATURES

- Attractive Detached Property
- Three Bedrooms
- Circa 1311 Square Feet
- Spacious Lounge Diner
- Light and Bright Conservatory
- Stylish Kitchen
- Driveway Parking
- Enclosed Carport
- Covered Pergola
- Easy to Maintain Rear Garden
- Excellent Location





