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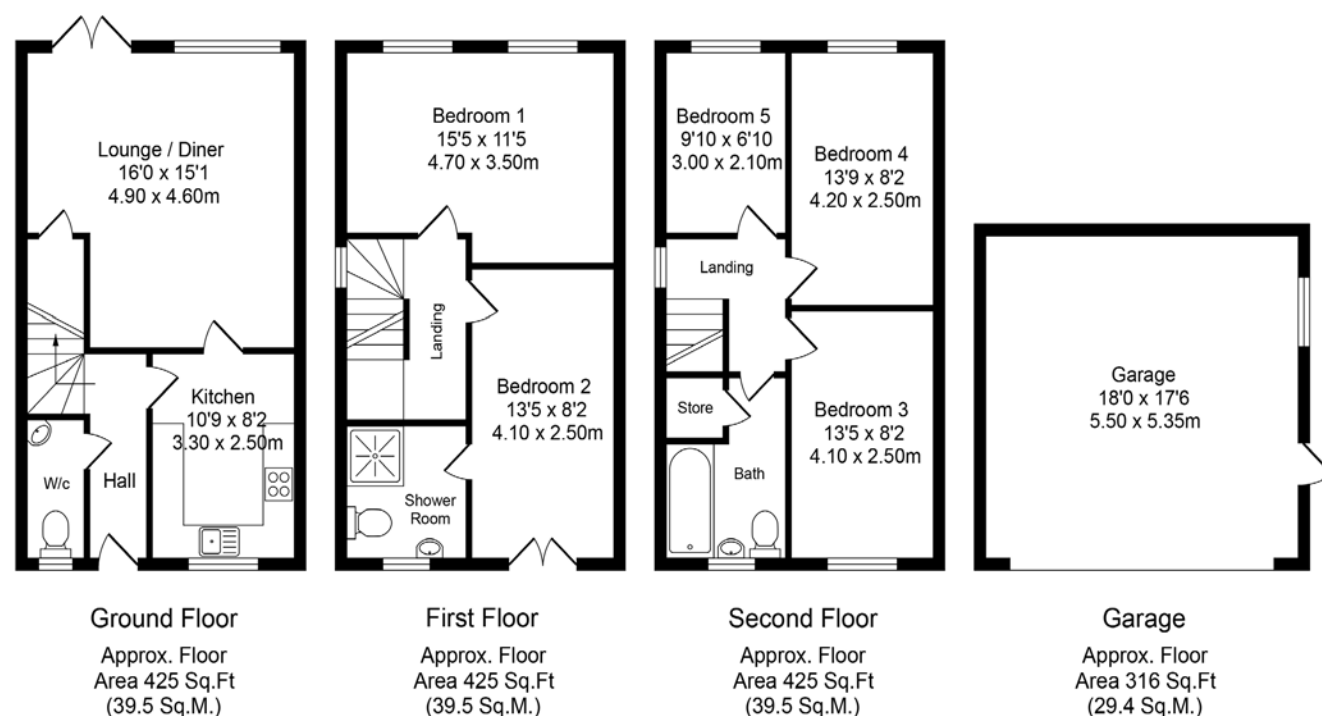
Southport: 01704 778668  
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**ARNOLD & PHILLIPS**  
ESTATE AGENTS

## Belshaw House, Chorley

Total Approx. Floor Area 1591 Sq.ft. (147.9 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: D

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

Balshaw House Gardens, Euxton

**A&P**



This stunning three-storey semi-detached property, introduced to the market by Arnold and Phillips, is situated in a highly sought-after village, renowned for its vibrant community and excellent amenities. Close to local shops, efficient transport links, including a nearby railway station and highly rated primary and secondary schools, this home is perfect for families and professionals alike.

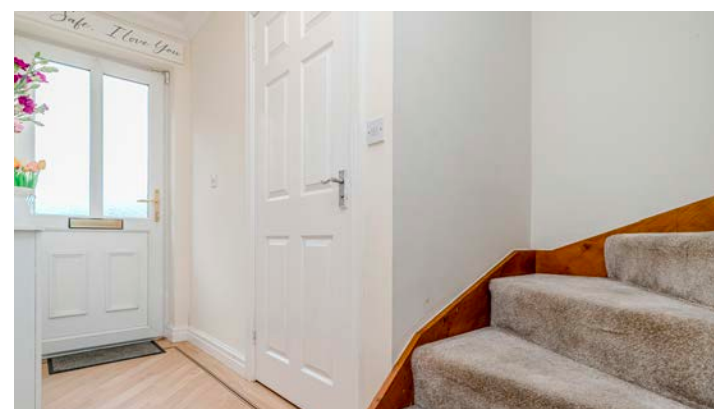
As you enter, you're welcomed by a spacious hallway leading to a stylish kitchen. The kitchen features light-coloured wall and base units complemented by attractive work surfaces and integrated appliances, creating a bright and inviting space. The heart of the home is the generous lounge, accessible through partly glazed doors. This well-lit area boasts a feature fireplace and French doors that open onto the private rear garden, making it an ideal setting for relaxation or entertaining, with ample space for a dining table.

The first floor hosts two sizeable bedrooms. One features an ensuite shower room and a charming Juliette balcony overlooking the front, while the other spacious bedroom is capable of accommodating a king-sized bed and is adorned with two windows that flood the room with natural light.

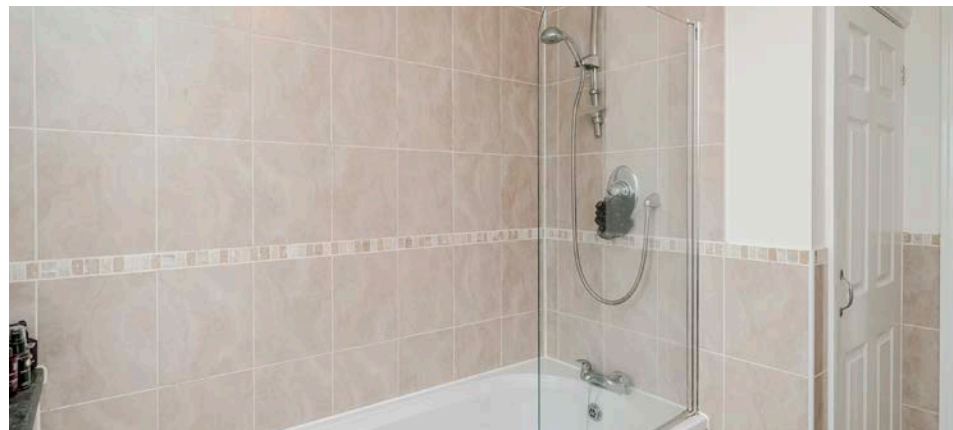
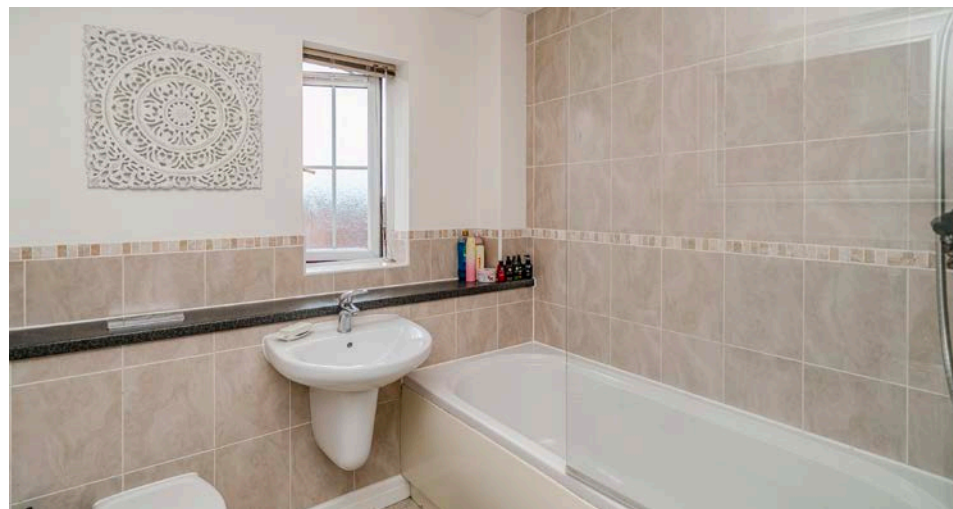
The second floor reveals three more well-proportioned bedrooms, all conveniently located near a family bathroom, complete with a bath and overhead shower and featuring stylish tiling.

Externally, this property boasts a generously sized driveway with parking for multiple vehicles and a detached double garage. The gardens on both the side and rear are not overlooked, ensuring a sense of privacy. The rear garden is designed for easy maintenance, featuring a lush lawn and a paved patio—perfect for enjoying quiet moments outdoors.

With its modern amenities, spacious layout, and prime location, this property is a fantastic opportunity for anyone seeking a comfortable and stylish family home.







#### KEY FEATURES

Modern Three Storey Semi Detached Property

Five Bedrooms  
One with Ensuite Shower Room

Circa 1591 Square Feet

Light and Bright Kitchen

Spacious Lounge

Ample Driveway Parking

Double Detached Garage

Side and Rear Gardens

Popular Location

Excellent Transport Links









