



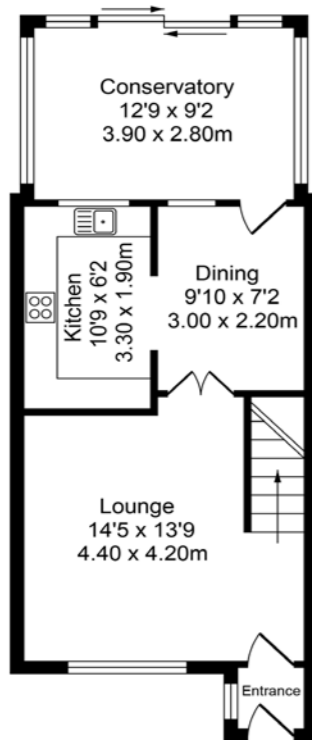
Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173

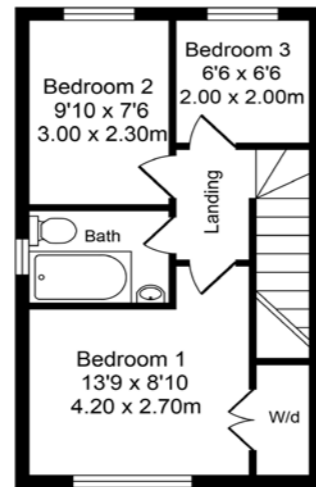
ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 802 Sq.ft. (74.5 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor Area 468 Sq.Ft (43.5 Sq.M.)



First Floor
Approx. Floor Area 334 Sq.Ft (31.0 Sq.M.)



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.
Tenure: Freehold
Council Tax Band: B
Details Prepared 05/10/23

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

The Oaks, Chorley
Asking Price £160,000



An exciting prospect awaits with this semi-detached home presenting a wonderful opportunity for renovation and modernization. For those who enjoy taking on a project, this property holds great promise. Boasting an impressive footprint, this home features a lounge area with stairs leading to the first floor, a dining/kitchen space, a lean-to area, three bedrooms, and a family bathroom.

Externally, a small garden greets you at the front of the property, while a convenient driveway at the side provides off-road parking options. Although the rear garden requires some landscaping, it offers ample space to create a beautiful outdoor retreat.

The location is particularly convenient, being within a few moments' drive of the vibrant town centre of Chorley, and ideally situated for access to the abundance of shops and amenities available locally, as well as offering the commuter ease of travel throughout the North-West, with both the bus and train station within close proximity, as well as the M61 and M6 motorways, ensuring major commercial centres such as Manchester, Preston and Bolton are within easy reach. With a little vision and TLC, this property has the potential to be transformed into a stunning modern home.

Take advantage of this opportunity to put your personal touch on The Oaks.





KEY FEATURES

- Semi-Detached Property
- Three Bedrooms
- Circa 802 Square Feet
- Fantastic Potential
- In Need of Renovation
- Driveway Parking
- Good Sized Rear Garden
- Close to Local Amenities
- Close to Town Centre
- Great Transport Links







