

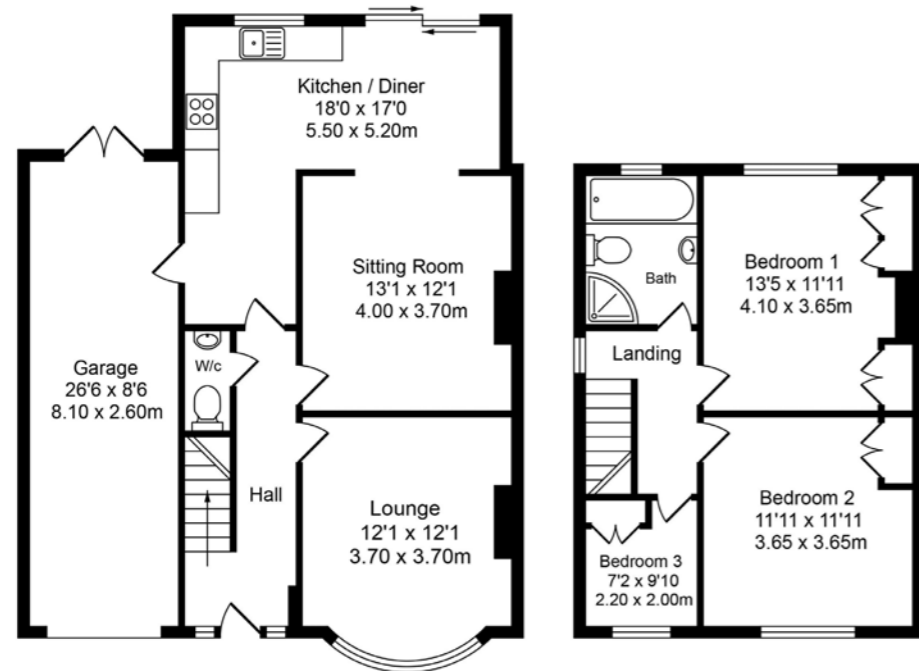


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Chorley: 01257 241173
 Parbold: 01257 442789

Total Approx. Floor Area 1364 Sq.ft. (126.7 Sq.M.)

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



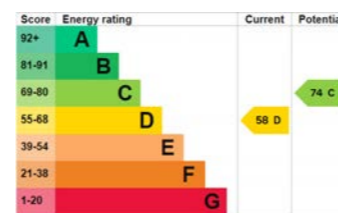
Ground Floor
 Approx. Floor Area 883 Sq.Ft (82.0 Sq.M.)

First Floor
 Approx. Floor Area 481 Sq.Ft (44.7 Sq.M.)



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.

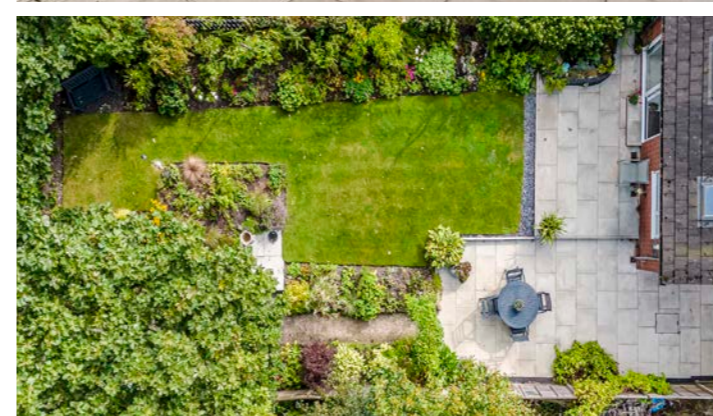
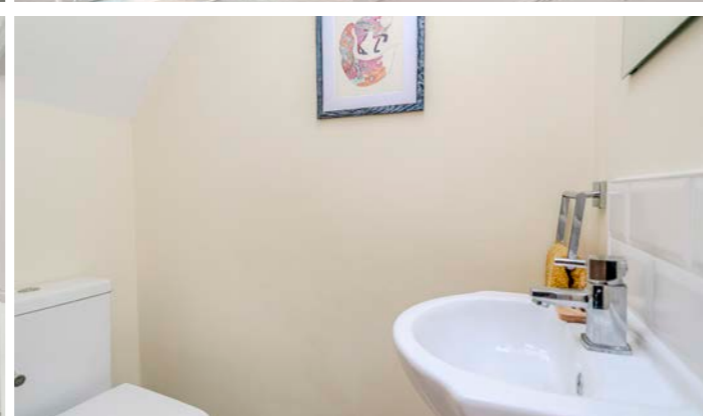
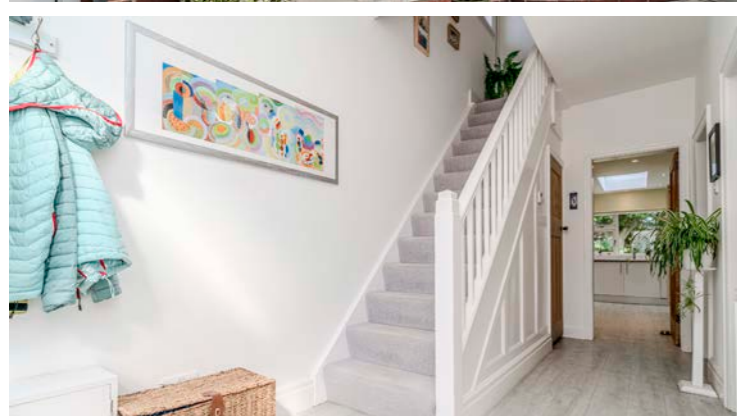


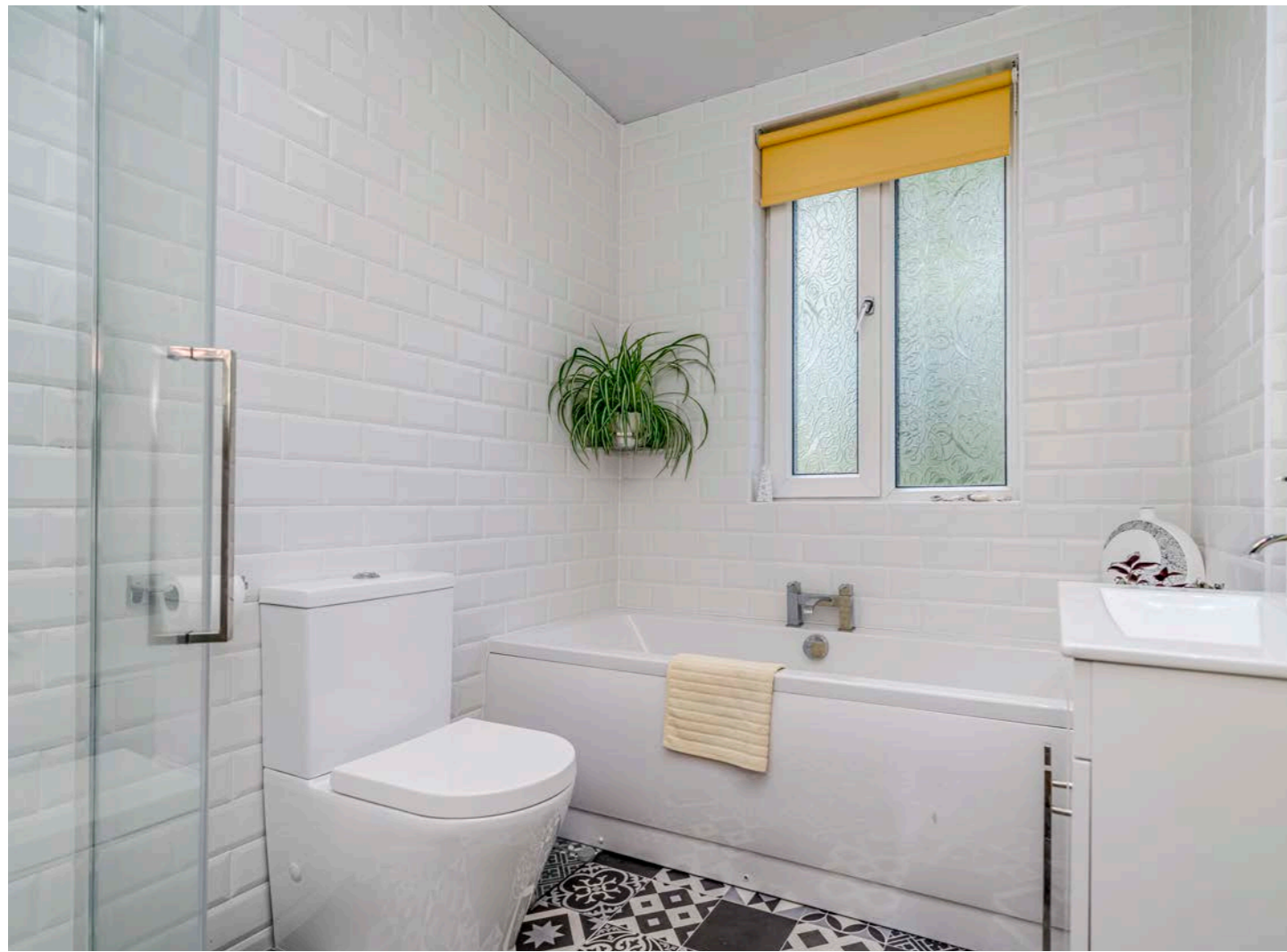
This large recently renovated three bed semi-detached home is a gem! The property is situated on a highly regarded residential road on a very generous plot and is within a short stroll of Chorley town centre. There are great transport links with bus and train stations within walking distance and access to the motorway network being just up the road. Astley Park is right on the doorstep as are local schools. The house has the benefit of a full width extension to the rear which brings the total square footage to around 1364.

One enters the property via a bright and welcoming hallway with stairs leading to the first floor. To the right is a sizeable sitting room with large bay window to the front and with feature fireplace. Further and on the left is the downstairs cloakroom with wc and wash hand basin. Directly ahead is the open plan kitchen/dining/lounge area, a wonderfully sociable space. The kitchen is complete with integrated appliances and has side access to the attached garage. The rear-facing dining area has UPVC patio doors overlooking the garden and leads to a generous lounge area which is perfectly complemented by an inset solid fuel burner.

To the first floor are three bedrooms, two excellent doubles and a single, all with built in storage. The fully tiled family bathroom has bath, separate shower cubicle, vanity wash hand basin and WC. From the landing there is pull-down ladder access to the part-boarded attic which has an inset roof window.

Externally to the front is a low maintenance garden and a paved frontage which provides off-road parking and access to an attached 26' garage. To the rear is a large paved patio area and very generous mature and well stocked gardens with lawn.





KEY FEATURES

- Recently Renovated Semi Detached Home
- Three Bedrooms
- Circa 1364 Square Feet
- Beautifully Decorated Throughout
- Two Reception Rooms
- Open Plan Kitchen/Dining/Lounge Area
- Driveway Parking
- Garage
- Well Established Rear Garden
- Extremely Sought-After Location



