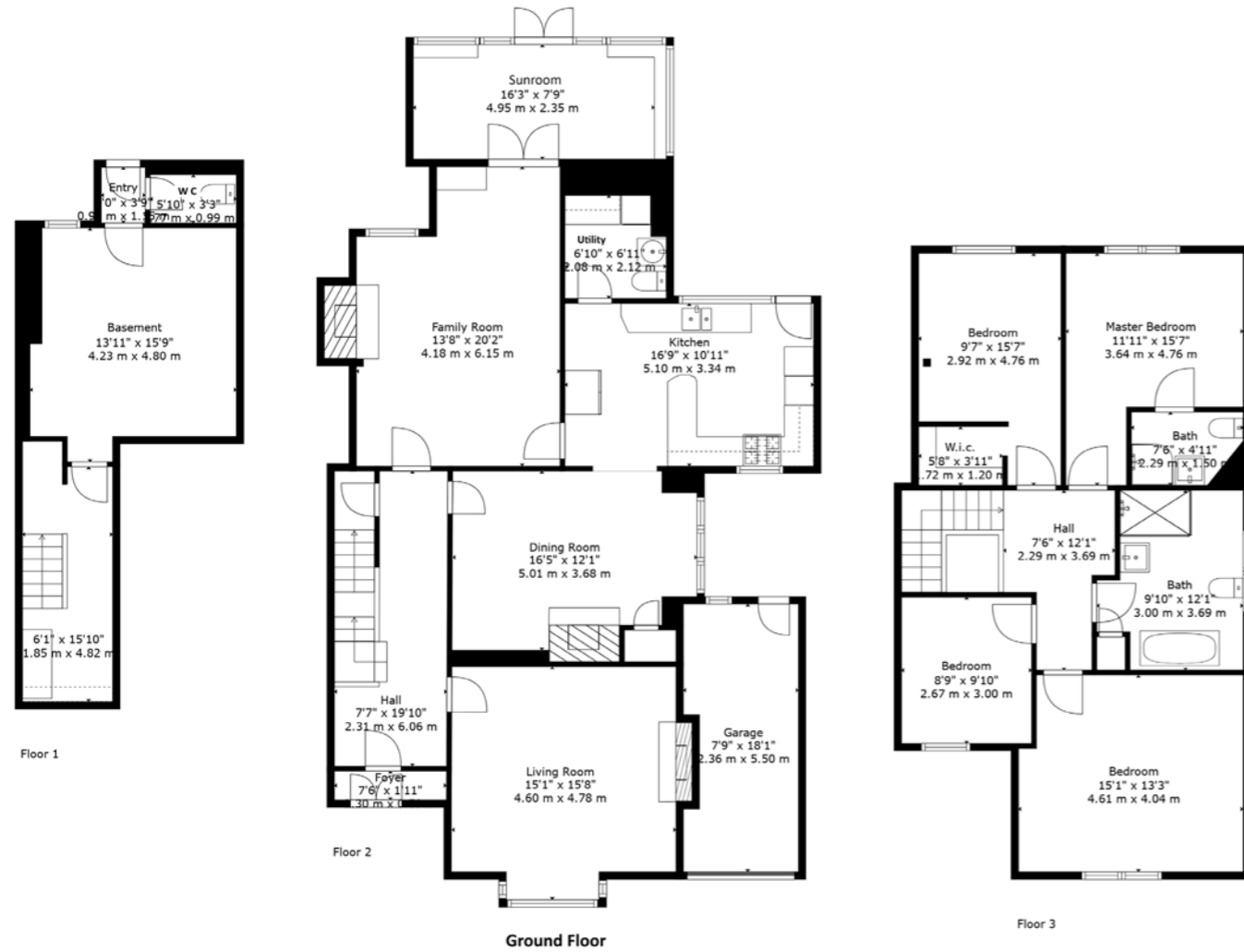




Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

ARNOLD & PHILLIPS
 ESTATE AGENTS



TOTAL: 2318 sq. ft, 216 m2
 Below Ground: 331 sq. ft, 31 m2, FLOOR 2: 1116 sq. ft, 104 m2, FLOOR 3: 871 sq. ft, 81 m2
 EXCLUDED AREAS: GARAGE: 133 sq. ft, 12 m2, SCREENED PORCH: 131 sq. ft, 12 m2, FIREPLACE: 11 sq. ft, 1 m2
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: F

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

Windsor Road, Chorley
 Asking Price £639,995

A&P

Arnold and Phillips are delighted to offer to market a rare opportunity to secure a stunning historic property in one of Chorley most exclusive postcodes. Situated on the highly coveted Windsor Road, Osborne House stands as one of the towns finest Edwardian homes, retaining many of its original period features while offering spacious modern family living. Located just a short stroll from Chorley vibrant town centre, with its unique array of shops, cafes and restaurants, the property enjoys all the excellent transport links and local amenities of a town centre home.

However, what truly makes Osborne House stand above its peers are the spectacular views enjoyed from the rear of the property. Extending unimpeded across Lancashire's green and bucolic landscape, it boasts a vista to rival that of any urban property in the county. The current owners have lovingly and painstakingly undertaken work to modernise the home while remaining sympathetic to the age of the property. Some of the work undertaken includes a complete re-roofing the building in 2023. Further works have included a stunning art-deco refurbishment of the family bathroom and the addition of an ensuite in the master bedroom.

The ground floor of the property features two generously sized living rooms, both vaunting high ceilings, feature fireplaces and a modern wood-burning stove. Towards the rear of the property, you will find a spacious dining room fit for hosting large gatherings of family and friends and a kitchen equipped with integrated appliances and peninsula breakfast bar.

Upstairs, the property hosts four well-proportioned bedrooms, with the master bedroom featuring a modern ensuite shower room. The remaining bedrooms share a large bathroom with freestanding bath, walk-in shower and art-deco tiling and light fixtures. The property also offers a versatile basement space and two garages, including one directly off Balmoral Road which could be repurposed into a business use.

Externally, the property unfolds amidst a generous private plot, including West-facing sun terrace – the perfect place to relax and enjoy watching the sunset during the summer evenings.





KEY FEATURES

- Characterful Edwardian Property
- Spectacular Views
- Stunning Features Throughout
- Four Spacious bedrooms with
Ensuite to Master
- Circa 2318 Square Feet
- Four Reception Rooms
- Basement
- Driveway Parking
- Garage
- Excellent Storage facilities
- Large Rear Garden
- Fantastic Location
- New Roof 2023



