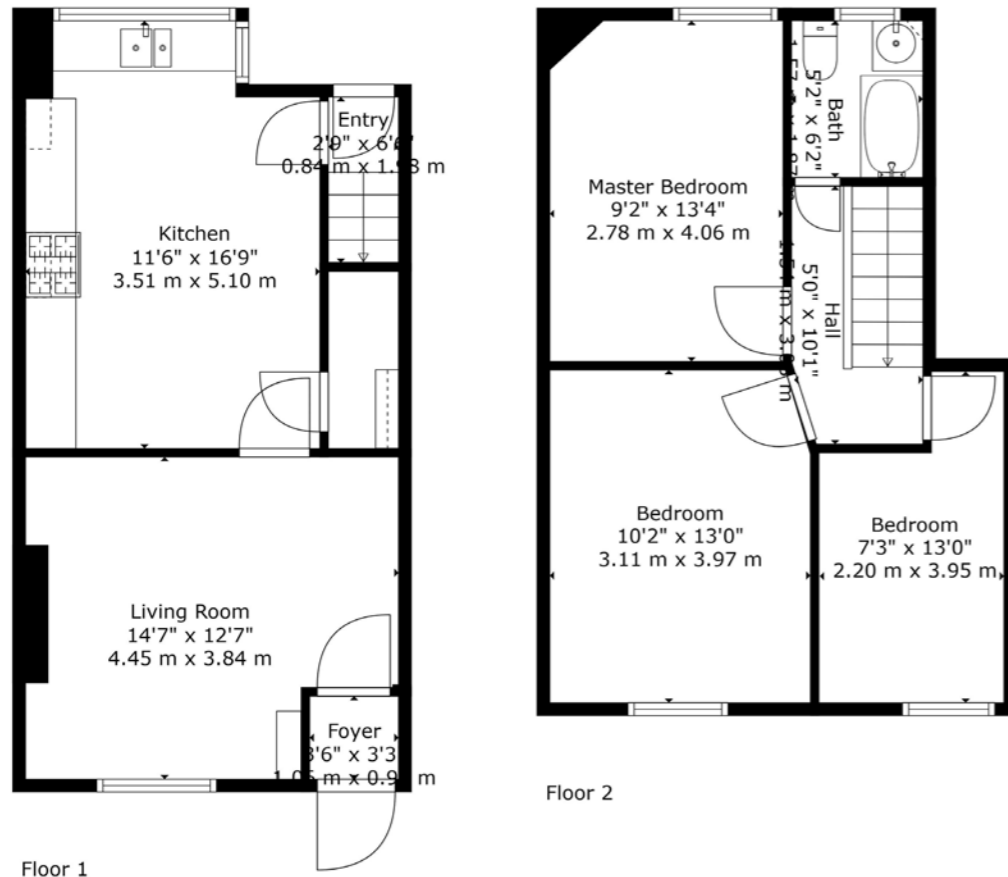




Chorley: 01257 241173 **Parbold:** 01257 442789
Ormskirk: 01695 570102 **Southport:** 01704 778668
 arnoldandphillips.com



TOTAL: 845 sq. ft, 78 m2
 FLOOR 1: 414 sq. ft, 38 m2, FLOOR 2: 431 sq. ft, 40 m2
Measurements Are Calculated By Cubicassa Technology. Deemed Highly Reliable But Not Guaranteed.



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

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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 charming end terraced property, recently updated, is the perfect choice for those looking for their first home.

Upon entering, you are greeted by a welcoming porch that leads into a spacious lounge. The lounge flows seamlessly into a newly renovated kitchen, complete with modern units, oak effect work surfaces, and a range of integrated appliances. The kitchen also provides access to the rear courtyard.

Upstairs, you will find three bedrooms and a family bathroom featuring a pedestal sink, wc, bath, and contemporary tiling.

The rear of the property boasts a fully paved area with a garden shed, ideal for storage.

Situated near the town center, this home offers easy access to transportation links, unique shops, and top-rated primary and secondary schools.





KEY FEATURES

- Renovated End Terraced Home
- Three Bedrooms
- Circa 845 Square Feet
- Spacious Lounge
- Good Sized Kitchen
- Modern Family Bathroom
- Rear Courtyard
- Good Location





