

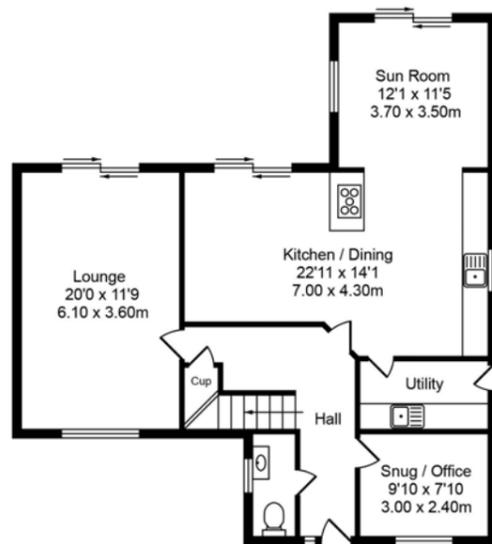


**Chorley:** 01257 241173  
**Ormskirk:** 01695 570102

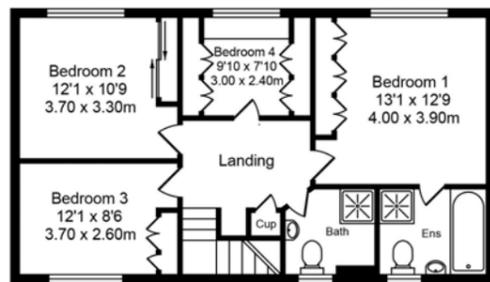
**Parbold:** 01257 442789  
**Southport:** 01704 778668  
 arnoldandphillips.com

**Total Approx. Floor Area 2198 Sq.ft. (204.2 Sq.M.)**

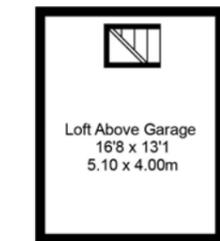
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



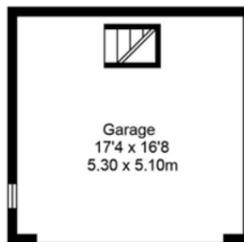
**Ground Floor**  
 Approx. Floor Area 983 Sq.Ft (91.4 Sq.M.)



**First Floor**  
 Approx. Floor Area 704 Sq.Ft (65.4 Sq.M.)



**Loft**  
 Approx. Floor Area 220 Sq.Ft (20.4 Sq.M.)



**Garage**  
 Approx. Floor Area 291 Sq.Ft (27.0 Sq.M.)



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 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](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.

This beautiful four bedroom detached family home rests on a large plot in this highly desirable area. The property affords generously proportioned accommodation which is perfectly suited to the needs of the modern family. The owners have presented the property with tasteful decor and quality fixtures and fittings - and internal inspection will certainly not disappoint. Spanning to circa 2198 square feet, the accommodation highlights include reception hallway, cloak, wc, lounge, kitchen/diner, family/sun room, utility, study/snug, four wonderful bedrooms (master with en-suite facilities), and a family bathroom.

The lovely entrance hallway welcomes visitors and gives access to all ground floor rooms - all of which have beautiful contemporary flooring. The lounge benefits from natural lighting with a picture window to the front and patio doors to the rear making the space feel light, bright and airy. Centred around a lovely fireplace with modern gas fire, the room is perfect for the whole family to relax. The kitchen/dining room has been finished to a wonderful standard and has a lovely outlook over the garden. The fitted kitchen comes with a comprehensive range of wall and base units with complimentary work surfaces, and built-in appliances including fridge freezer, double oven, electric hob, dishwasher and wine cooler. The spacious dining area flows into a light and airy sun room to relax after an evenings entertainment. To round the ground floor off is a handy utility providing further storage and appliances.

To the first floor there are four bedrooms, all of which have built-in storage. The master bedroom benefits from an en-suite shower room and air conditioning. Bedroom four is currently set up as dressing room but is large enough to accommodate a double bed. Rounding off the first floor is a four-piece family bathroom finished with beautiful tiling and flooring.

Externally, there is ample driveway parking to the side of the property with access to the detached double garage which benefits from power and lighting. The home has well kept front and rear gardens, with the rear having a perfectly manicured lawn with porcelain tiled patio, ideal for outdoor entertaining. The area is highly desirable and noted for its quality residential properties and its proximity to some of the area's finest schools, along with handy access to Chorley's bustling town centre and a short drive to the motorway and railway networks. Contact our Chorley branch today to avoid disappointment.





**KEY FEATURES**

SPACIOUS DETACHED FAMILY HOME

FOUR BEDROOMS  
(MASTER WITH EN-SUITE)

HIGH STANDARD OF PRESENTATION  
THROUGHOUT

CIRCA 2198 SQ FT

FAMILY DINING KITCHEN

SUN ROOM

DETACHED DOUBLE GARAGE &  
OFF ROAD PARKING

BEAUTIFULLY LANDSCAPED GARDEN

DESIRABLE LOCATION





