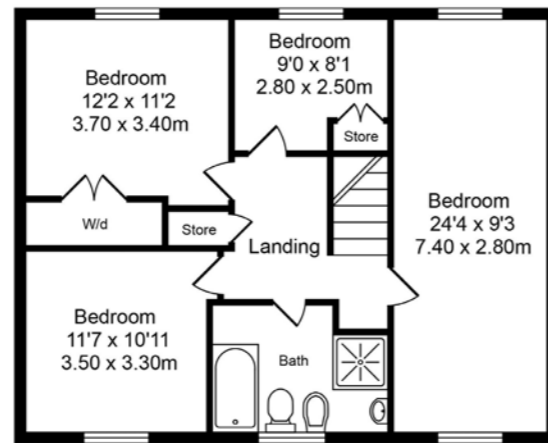
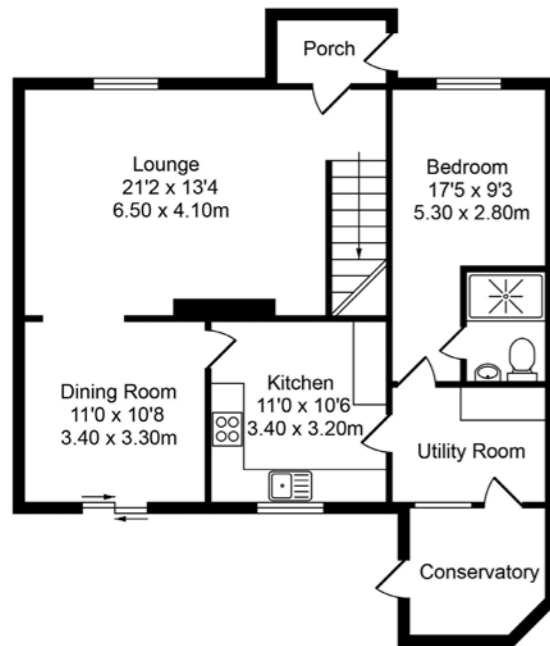




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1567 Sq.ft. (145.5 Sq.M.)

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



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

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.



Arnold & Phillips are delighted to bring to market an exciting opportunity to acquire this spacious and versatile four/five-bedroom detached property, residing attractively along the popular Chorley Road in Parbold, West Lancs.

Ideally positioned the property resides within a good-sized plot, just under a mile from the vibrant village of Parbold, complete with its superb range of local amenities, independent retailers and excellent transport and commuter links, facilitated via the nearby rail station.

Whilst some cosmetic modernisation is required throughout this spacious property, the abundant potential is clear for all to see. With potential for adaptable living, approached via a driveway providing off-road parking for multiple vehicles, access is granted via the main front entrance porch. The front of the property enjoys a large main living room which flows through to an equally well-proportioned dining room and further still into the rear dining kitchen. Fitted with an array of wall, base and tower units, this fitted kitchen benefits from an adjoining utility room and garden room conservatory. The ground floor accommodation is completed with a full garage conversion which now features a fifth ground-floor bedroom complete with tiled en-suite bathroom.

The first floor provides an additional four well-proportioned family bedrooms, all of which enjoy a pleasant outlook over the surrounding area, alongside a centrally positioned main family bathroom.

Externally the rear of the property enjoys a well-established garden, providing an array of trees, plants and shrubs, with a centrally turfed lawn and patio terrace providing an ideal place in which to entertain.

The property resides within a much sought after area and benefits from a generous 1,567 square feet of semi-rural living accommodation. Internal inspection is highly advised to fully appreciate all on offer within.

