

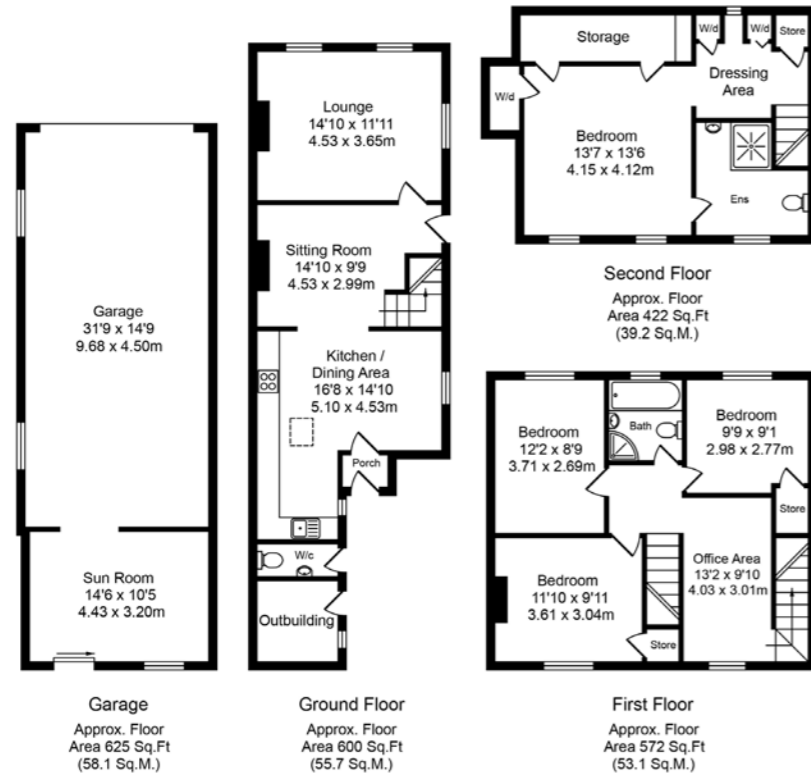


Ormskirk: 01695 570102
Southport: 01704 778668

Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

Total Approx. Floor Area 2219 Sq.ft. (206.1 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: D

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 a rare opportunity to acquire this magnificent four-bedroom semi-detached Victorian property, residing within an extensive plot along the sought-after Anderton's Mill in Mawdesley.

Located in a highly coveted area this impressive property seamlessly blends contemporary design features with traditional country living, to create a fantastic place to call home. With a host of local amenities residing nearby and excellent transport and commuter links provided, this property would be ideal for families and working professionals alike.

Approached via a private driveway providing off-road parking for multiple vehicles, access is granted via the main front entrance porch. The front of the property enjoys a spacious main living room which is centred around a recessed red-brick fireplace with multi-fuel log burner and original stone surround. Two picture windows flood the area in natural light, with this pleasant front lounge flowing through into an equally well-proportioned second sitting area. The rear of the property enjoys a fully fitted modern kitchen, providing an array of wall, base and tower units, finished in a premium shaker design and providing a range of high-end integrated appliances and stylish contrasting work-surfaces. This stylish kitchen extends into an ample dining area, with adjoining WC and brick outbuilding completing the ground floor accommodation.

The first floor enjoys three well-proportioned family bedrooms, all of which are decorated to a high neutral level and all enjoying a pleasant outlook over the surrounding area, with an ample office area also provided. The tiled main family bathroom also resides to this floor and provides bath, WC, wash hand basin and corner shower. The second floor houses the main bedroom which is of generous proportions and enjoying a host of integrated wardrobes and storage facilities, along with large en-suite bathroom facilities.

Externally a large extensive double detached garage extends through into a rear garden sunroom which overlooks the stunning rear garden beyond. Not overlooked this established garden provides a large patio terrace, perfect for entertaining, large hard standing area approaching the garage, and sprawling centrally turfed lawns, bordered by private shrubs, hedging and assortment of trees and plants. Bursting with an established variety of evergreen colour and enjoying gas central heating and double glazing throughout, this impressive character property extends to a significant 2,219 square foot of prime village living accommodation. Internal inspection is highly advised and due to the rarity in which property become available along Anderton's Mill, early viewing will be essential to a void disappointment.





KEY FEATURES

Semi-Detached Victorian Home

Four Bedrooms

Circa 2219 Square Feet

Fully Fitted Modern Kitchen

Extensive Plot

Stunning Rear Garden

Large Detached Double Garage with Sunroom

Driveway Parking







