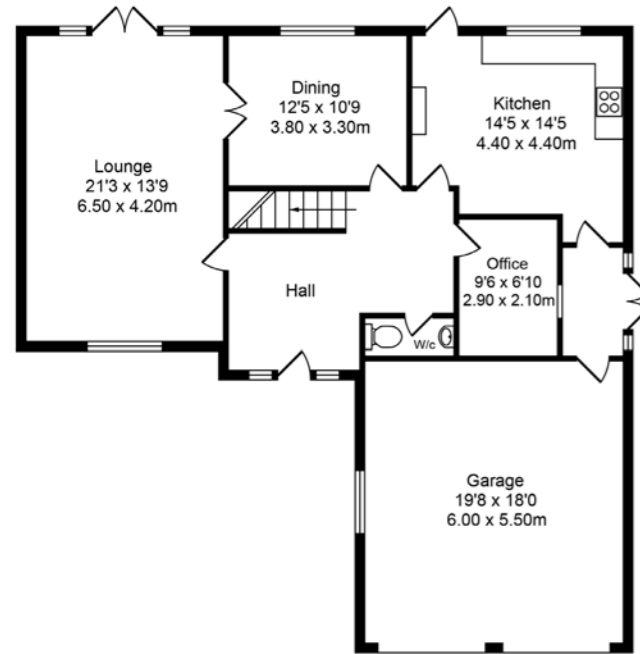




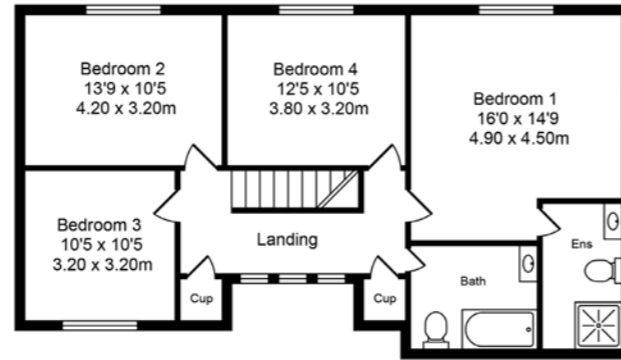
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 2171 Sq.ft. (201.7 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 1286 Sq.Ft (119.5 Sq.M.)



First Floor
 Approx. Floor Area 885 Sq.Ft (82.2 Sq.M.)



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

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.



Situated in a highly desirable location, within walking distance of Parbold village centre, this 4-bedroom executive style detached residence exudes elegance and offers ample living space with a fabulous floor plan covering an impressive 2171 square feet. Displaying tasteful decor and quality fixtures and fittings throughout the home rests on a good-sized corner plot and boasts private gardens to all four sides, providing a serene, secluded & secure environment.

Upon entering the property, you are greeted by a welcoming hallway which sets the tone for the rest of this impressive home. A cloakroom/WC adds convenience for guests, while the 21' lounge & dining area with its dual aspects and attractive fireplace seamlessly flows into a separate dining room/sitting room creating a sociable hub for family meals and entertaining. The adjacent kitchen is a blend of style and functionality, offering plenty of room to dine and featuring attractive fixtures and ample workspace along with integrated appliances including a fridge freezer & a dishwasher, there is also a range cooker with extractor over. A separate utility area adds practicality to the home and there is also a snug/home office, providing a versatile space that can be adapted to meet the needs of the homeowner.

Upstairs, you will find four well-proportioned bedrooms, each offering a tranquil haven for rest and rejuvenation. The master bedroom benefits from a stylish three-piece en-suite shower room, adding a touch of luxury to this private sanctuary. A modern, three-piece family bathroom finished in classic white provides convenience for the entire household.

Stepping outside, the private gardens that surround the property create a peaceful and inviting outdoor space. With gardens to all four sides, residents can enjoy the beauty of nature from various vantage points with numerous patio areas for outdoor dining and entertaining along with a pretty summer house and wood shed. There are swathes of well-kept lawns along with neat borders and mature planting. Ample parking is available on the block paved driveway, along with access to an attached double garage, ensuring convenient storage space for vehicles and additional belongings.

Situated in a sought-after location, this property offers the perfect family lifestyle and is extremely convenient being within walking distance of Parbold village centre, with its range of shops, amenities, and restaurants. The surrounding area is renowned for its picturesque countryside and stunning walks right on your doorstep including the Leeds Liverpool canal. The location is also ideal for the commuter with the railway station on hand and just a short drive to the M6 motorway.

In summary, this 4-bedroom detached executive property presents a rare opportunity to acquire a versatile family home in a highly sought-after location. With its spacious interiors, private gardens, and convenient amenities, this property offers a harmonious blend of contemporary living and an ideal location. Arrange your viewing today and discover the countless features and charms this beautiful home has to offer.





KEY FEATURES

- Executive Detached Home
- Four Bedrooms
- Circa 2171 Square Feet
- Good-Size Fitted Kitchen
- Beautiful Private Gardens
- Summer House & Wood Shed
- Ample Driveway Parking
- Attached Double Garage
- Extremely Sought-After Location

