

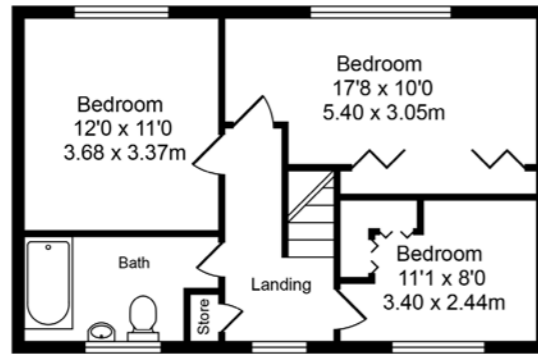


Ormskirk: 01695 570102
Southport: 01704 778668

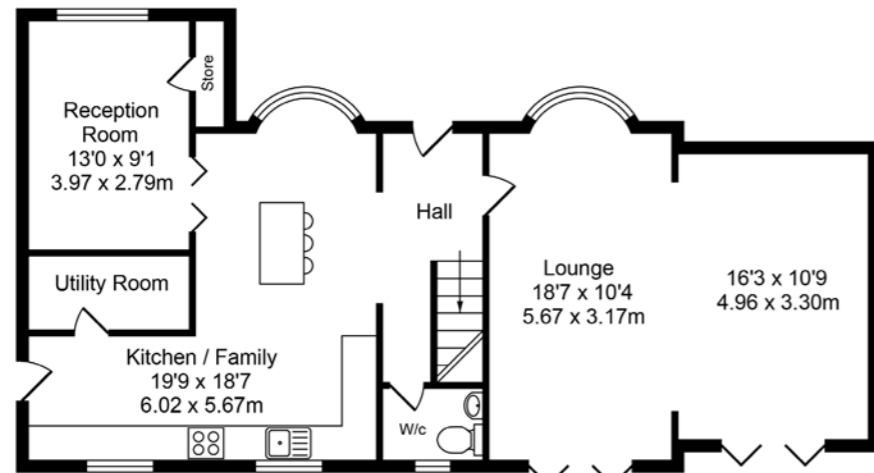
Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

Total Approx. Floor Area 1483 Sq.ft. (137.8 Sq.M.)

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



First Floor
Approx. Floor Area 535 Sq.Ft (49.7 Sq.M.)



Ground Floor
Approx. Floor Area 948 Sq.Ft (88.1 Sq.M.)



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

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.



Nestled in a quiet cul-de-sac and perfect for a growing family, this delightful three bedroom detached home rests on a larger than average plot, has been skilfully extended, meticulously renovated and finished to the highest standard throughout, presenting a perfect fusion of practicality and modern sophistication.

Internal inspection is highly recommended and once inside guests will appreciate the abundance of natural light that accentuates the tastefully decorated living spaces. With almost 1500 sq ft of living space there is ample room for every family member and brief accommodation highlights include reception hallway, a handy two-piece cloaks/wc, main lounge with dual aspects, wood flooring, a media wall with contemporary inset fireplace, French doors out into the gardens and open access through to a garden room which combines to create fabulous entertaining space.

The heart of this home is undoubtedly the beautiful kitchen, which has been thoughtfully designed and features bespoke cabinetry, a large island, ample workspace, breakfast bar, and luxurious finishes including quartz tops and top-of-the-line appliances. Whether you are hosting a casual breakfast or preparing a gourmet dinner, this kitchen is sure to inspire your culinary creativity. From the dining area there are double doors leading through to a further reception room which would be ideal for use as a study or playroom. A practical utility completes the ground floor living areas.

The attention to detail extends throughout the rest of the home and on the first floor there are three lovely bedrooms and a bathroom. The bedrooms have stylish herringbone flooring and two of them have bespoke fitted bedroom furniture. The bathroom showcases the same level of quality and sophistication with a stylish three-piece suite in classic white finished with pristine tiling to the walls and floor.

The home rests on a larger than average private plot with extensive parking to the front and a large garden to the rear. The rear of the property is not overlooked and has a woodland backdrop ensuring utmost privacy as you relax or entertain in the beautifully landscaped garden, there are swathes of well-kept lawns, mature planted borders and beds and a fabulous patio area which takes full advantage of the Southwest facing aspects.

The property is perfectly situated for the commuter who desires a home which has easy access to motorway and rail links but at the same time provides a real haven to escape and relax. The M58 motorway is within a short drive giving easy access to the wider region.





KEY FEATURES

- Delightful Detached Home
- Three Bedrooms
- Circa 1483 Square Feet
- Luxurious Bespoke Kitchen
- Larger Than Average Private Plot
- Beautifully Landscaped Garden
- Driveway Parking
- Perfectly Situated





