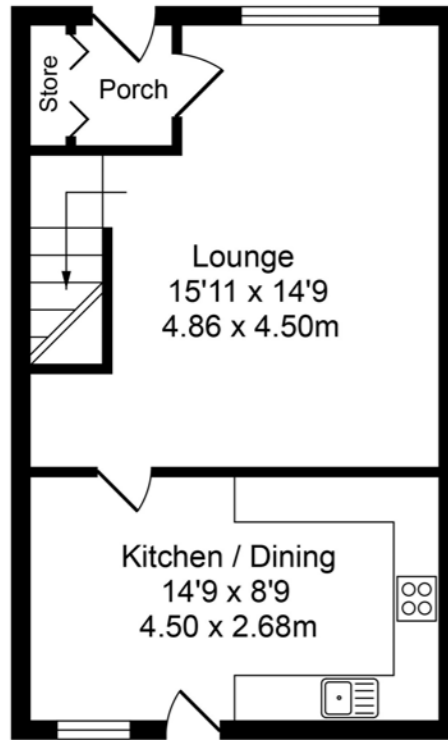




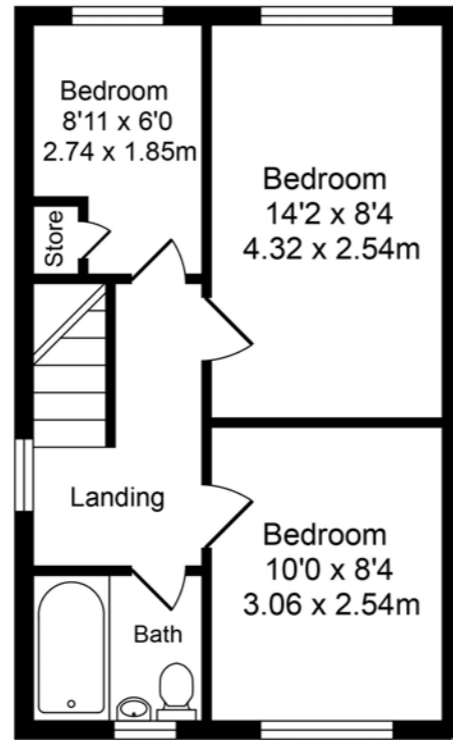
Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 740 Sq.ft. (68.8 Sq.M.)**

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



**Ground Floor**  
 Approx. Floor Area 370 Sq.Ft (34.4 Sq.M.)



**First Floor**  
 Approx. Floor Area 370 Sq.Ft (34.4 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold  
 Term of Lease: 999 years from 8 April 1975  
 Years Remaining on Lease: 950 years  
 Ground Rent: £30 p.a.  
 Council Tax Band: B  
 Details Prepared: 14/03/2024

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.



Arnold & Phillips are pleased to welcome to market this three-bedroom semi-detached property in Parbold, West Lancs.

Nestled along the popular Fairhurst Drive, this three-bedroom semi-detached residence boasts off-road parking for multiple vehicles, ensuring convenience for you and your guests. With approximately 740 square feet of living space, this home enjoys the comforts of gas central heating and double glazing throughout, providing warmth and energy efficiency all year round.

Accessed via the front entrance porch, step inside to discover a large, well-decorated living room, ideal for unwinding after a long day. The open-plan dining kitchen to the rear is well-equipped with a range of wall, base, and tower units, along with integrated appliances and stylish contrasting work surfaces, making meal preparation a breeze.

Ascending to the first floor, you'll find three well-proportioned bedrooms, two of which are generously sized doubles, offering ample space for rest and relaxation. The three-piece bathroom completes the first-floor accommodation, featuring a bath with overhead shower, WC, and wash hand basin.

Situated on a private plot which is not overlooked, this property offers a fantastic opportunity for the right buyer, featuring a centrally turfed lawn and ample patio terrace, perfect for outdoor entertaining or simply relaxing in the sunshine.

This property is perfect for first-time buyers, working professionals, and families alike, offering a central village location with an abundance of local amenities right at your doorstep. Plus, excellent transport and commuter links are provided via the nearby rail station, ensuring easy access to surrounding areas.

Don't miss out on the opportunity to make this delightful property your own. Contact Arnold & Phillips to arrange a viewing and take the first step towards calling Fairhurst Drive home.





#### KEY FEATURES

Semi-Detached Home

Three Bedrooms

Circa 740 Square Feet

Open Plan Dining Kitchen

Good-Size Rear Garden

Driveway Parking

Central Village Location



