

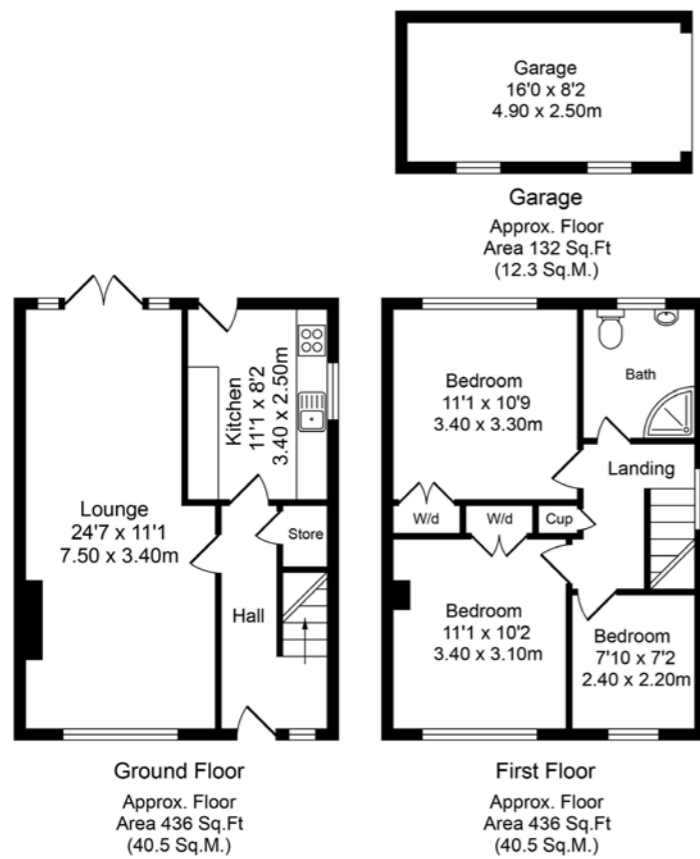


Ormskirk: 01695 570102  
 arnoldandphillips.com  
 Parbold: 01257 442789

Southport: 01704 778668  
 Chorley: 01257 241173

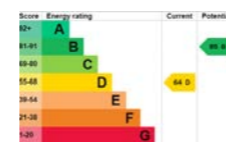
**Total Approx. Floor Area 1004 Sq.ft. (93.3 Sq.M.)**

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



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.  
 Tenure: Freehold  
 Council Tax Band: B

Every care has been taken with the preparation of these property details but they are 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. These property details do 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 delighted to bring to market this charming three-bedroom semi-detached property, nestled within a desirable plot along the renowned Westview in Parbold, West Lancs.

Perfectly situated within walking distance of Parbold village, residents will enjoy easy access to a plethora of local amenities and independent retailers. Commuters will appreciate the superb transport links afforded by the nearby rail station, while families will benefit from proximity to esteemed local schools.

Approached via a private driveway offering off-road parking, this home boasts a spacious main living room adorned with a feature fireplace and modern French-style patio doors leading to a generous dining area. The newly fitted kitchen is equipped with a range of base, and tower units, finished in a contemporary finish and boasts integrated appliances and premium contrasting work surfaces.

Upstairs, three well-proportioned family bedrooms await, two of which are double-sized and all neutrally decorated, offering integrated storage facilities and delightful views of the surrounding area. A modern family bathroom completes the upper level, featuring a corner shower, WC and wash hand basin.

Externally, meticulously tended wrap-around gardens envelop the property, predominantly laid to lawn and enhanced by a newly laid large timber decking area perfect for outdoor entertaining.

With gas central heating and double glazing throughout, encompassing 1,004 square feet of living space, this centrally located Parbold property beckons internal inspection for those seeking comfort and convenience in a sought-after locale.





**KEY FEATURES**

- Charming Semi Detached Home
- Three Good Sized Bedrooms
- Circa 1004 Square Feet
- Corner Plot
- Spacious Lounge
- Newly Fitted Kitchen
- Wrap Around Garden
- Village Location
- Good Transport Links





