

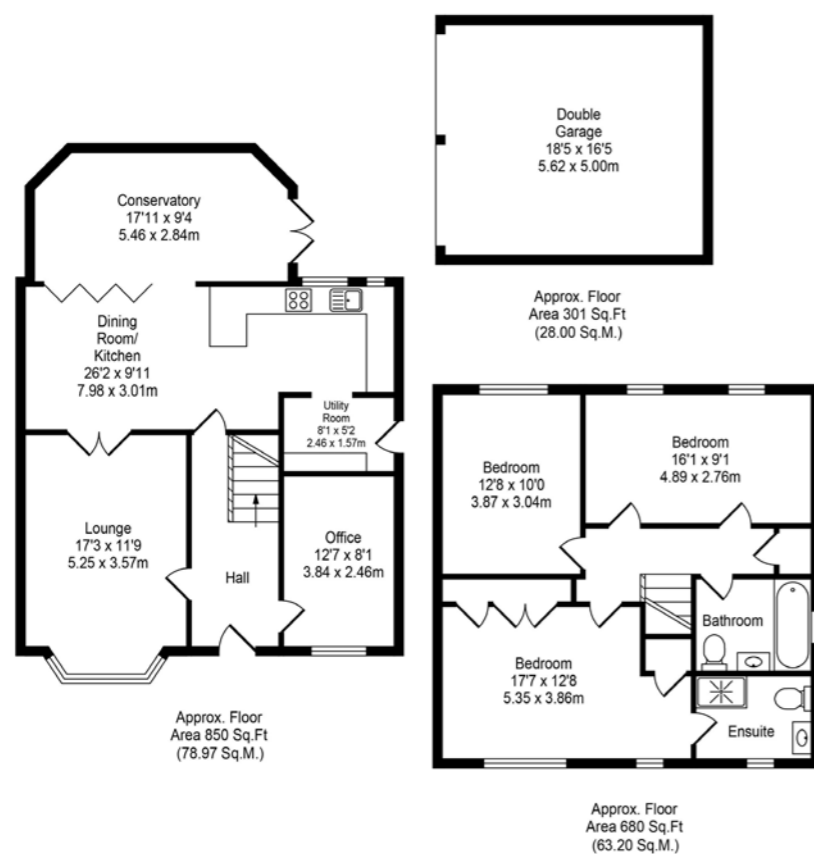


Ormskirk: 01695 570102  
 arnoldandphillips.com  
 Parbold: 01257442789

Southport: 01704 778668  
 Chorley: 01257 241173

**Total Approx. Floor Area 1832 Sq.ft. (170.17 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: F

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 thrilled to present this well-appointed detached three/four bedroom family home, situated on an enviable corner plot within the esteemed Tarnbeck Drive development in Mawdesley, West Lancs.

Boasting a free-flowing modern floor plan, this versatile property offers comfortable living within walking distance of Mawdesley village centre, replete with independent retailers and amenities.

Conveniently located with excellent transport links and nearby access to top-rated schools, this semi-rural haven caters to both families and professionals alike. A private driveway welcomes multiple vehicles, complemented by a detached double garage, while well-tended gardens adorn the front and rear.

This double-fronted property welcomes you with three spacious reception rooms, all neutrally decorated and bathed in natural light. An expansive open-plan family dining kitchen awaits, featuring a range of integrated appliances, ample storage and a feature breakfast bar delineating an ample dining area.

Upstairs, three generously sized double bedrooms await, with the potential to reinstate the original four-bedroom layout if desired with the insertion of a simple stud wall. The main bedroom boasts en-suite bathroom facilities, while a main tiled family bathroom serves the property with a bath and overhead shower.

Outside, private gardens offer a serene retreat, bordered by lush foliage and enhanced by an ample patio terrace, perfect for entertaining guests.

Spanning approximately 1,832 square feet of contemporary living space, with gas central heating and double glazing throughout, this property presents boundless potential and warrants internal inspection to truly appreciate its allure.







**KEY FEATURES**

- Stunning Detached Property
- Three Generous Bedrooms with Ensuite to Master
- Circa 1832 Square Feet
- Corner Plot
- Spacious Dining Kitchen
- Conservatory
- Ample Driveway Parking
- Detached Double Garage
- Close to Village Centre





