

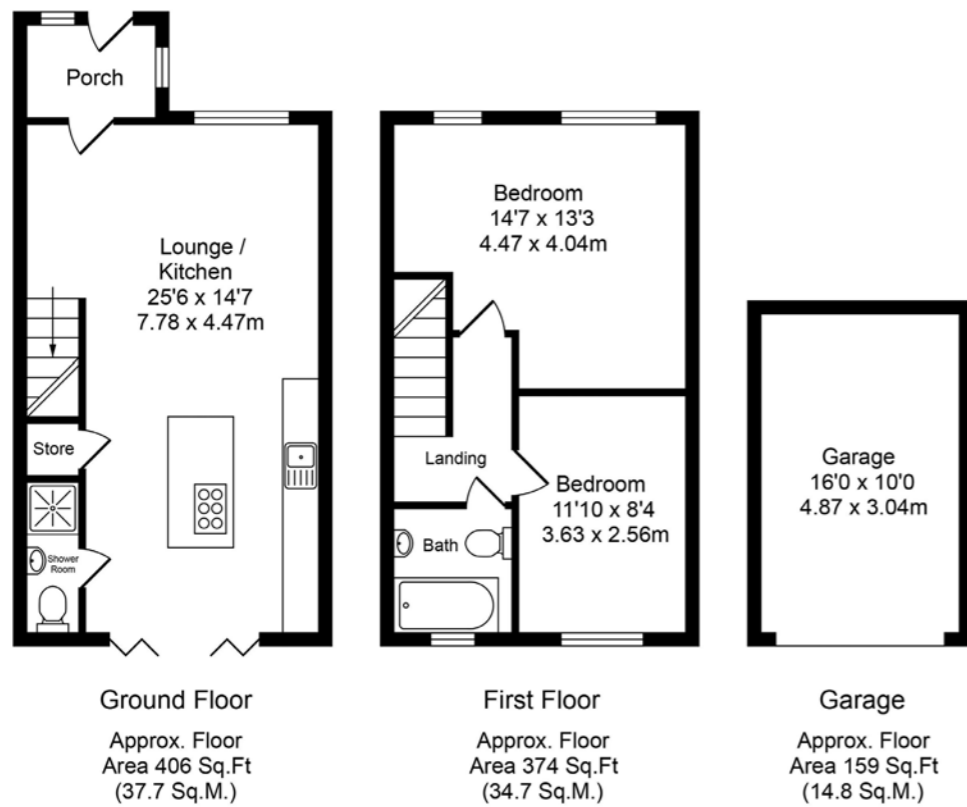


Ormskirk: 01695 570102
Southport: 01704 778668

Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

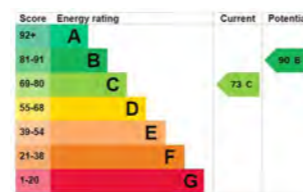
Total Approx. Floor Area 939 Sq.ft. (87.2 Sq.M.)

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



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

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.



Arnold & Phillips are pleased to bring to market an opportunity to acquire this exquisite two-bedroom terraced property, residing along the sought-after Fairhurst Drive in the heart of Parbold Village, West Lancs.

Offering unparalleled luxury and style, this stylish property is conveniently located within walking distance of the village centre. The new owners will enjoy easy access to local amenities, retailers and superb transport links via the nearby rail station. With reputable schools in close proximity, this property will appeal to working professionals, families and those seeking luxury downsizing.

Approaching the property, one is immediately greeted by the contemporary allure of the rendered front facade, setting the tone for the exceptional interior within. No expense has been spared in the full renovation of this stunning property.

Enter through the front entrance porch to discover an open-plan ground floor space, featuring a spacious living area seamlessly extending into a beautifully installed modern kitchen. Boasting a premium contemporary design aesthetic, the kitchen showcases an array of wall, base and tower units, complemented by stylish industrial contrasting work surfaces and a comprehensive range of integrated appliances. A two-tiered central feature island serves as both a dining area and a convenient cooking station. High-end fixtures and fittings, along with premium lighting options, elevate the ambiance throughout the ground floor, which also features a shower room and WC for added convenience.

Ascend to the first floor to find equally well-presented double bedrooms, each offering a beautiful outlook over the surrounding area and fitted wardrobes for ample storage. A modern family bathroom completes the internal accommodation, featuring a bath with overhead shower, WC and vanity wash hand basin.

Outside, the private garden has been meticulously landscaped, offering tranquillity and seclusion. A large decking area provides the perfect space for outdoor entertaining, while a detached garage completes the external accommodation.

Spanning approximately 939 square feet and benefiting from gas central heating, double glazing, and a stunning contemporary renovation throughout, this property epitomizes modern day living. Schedule your viewing today to fully appreciate the exceptional finish and scope of this remarkable home.



