

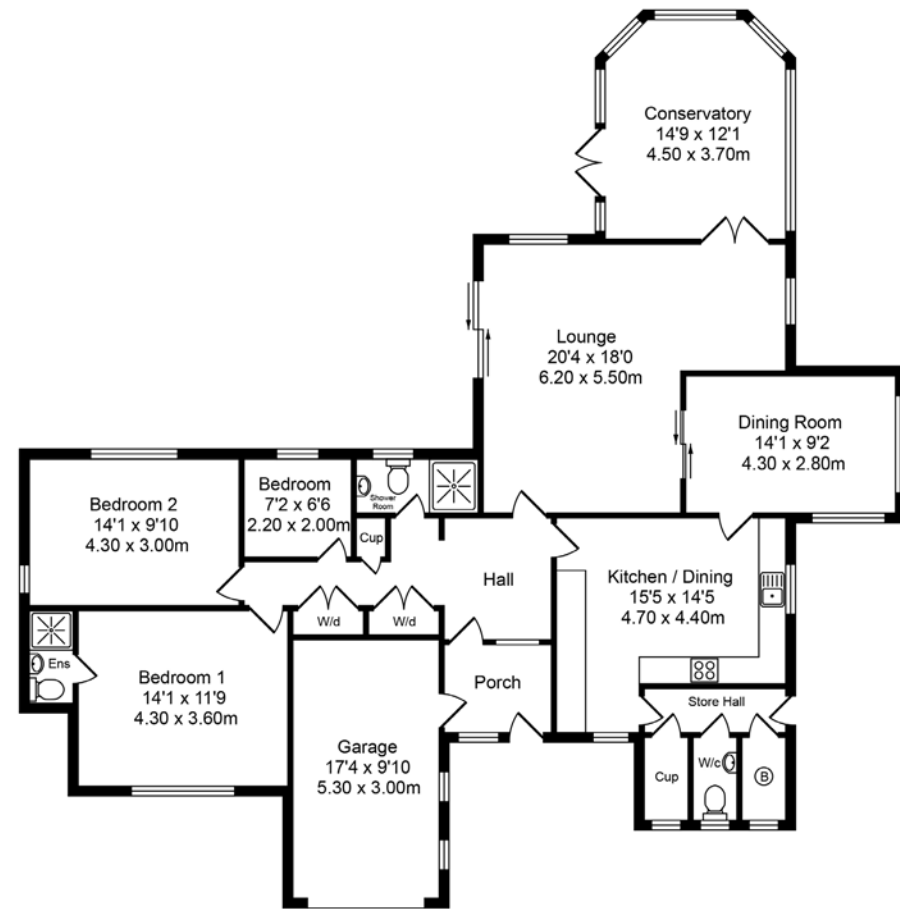


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 Southport: 01704 778668
 arnoldandphillips.com

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 Chorley: 01257 241173

Total Approx. Floor Area 1681 Sq.ft. (156.2 Sq.M.)

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



Approx. Floor Area 1681 Sq.Ft (156.2 Sq.M.)



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

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. 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 an exciting and rare opportunity to acquire this three-bedroom detached true bungalow, which has not previously been offered to market, situated within a generous, approximately 3-acre plot along the rural Hall Lane in Lathom, West Lanes.

'Arnside' has only been owned by one family from when it was newly built and has performed well as a family home since its construction in 1962. This distinctive detached three-bedroom bungalow resides within a generous plot along the serene, semi-rural Hall Lane in the coveted locality of Lathom, West Lanes. Offering an exceptional and rare renovation opportunity, this property presents an exciting renovation project for homeowners seeking to craft their dream home, or investors looking to capitalise on a unique refurbishment opportunity.

Sited on a spacious plot which provides an abundance of off-road parking, the bungalow exudes a good deal of potential for a future transformation project, bringing together the charm of rural living and modern aesthetics. The property comprises of three well-proportioned bedrooms, providing ample space for a family or for hosting guests, with the main bedroom providing en-suite bathroom facilities. As a true bungalow, all the accommodation is conveniently situated on the ground floor, promoting easy accessibility around the property. Adding to the bungalow's appeal is its expansive off-road parking facilities. This area has been efficiently designed to accommodate multiple vehicles alongside well-tended wrap-around front gardens.

Internally large living proportions are provided throughout, with multiple reception rooms provided alongside a modern fitted kitchen which is complete with a range of integrated appliances and stylish contrasting work-surfaces bordering an ample dining area.

One of the property's most outstanding features is its large wrap-around garden. It has been thoughtfully tended to and beautifully presented, offering a perfect balance of manicured greenery and charming rustic elements. This extensive outdoor space provides a wonderful area for leisure, relaxation, and family activities, adding significantly to the property's appeal.

'Arnside' promises potential buyers a unique opportunity to acquire and personalise a sizeable property, situated within an idyllic rural setting. Extending to a generous 1,681 square foot of living accommodation and brimming with the potential to further extend, 'Arnside' combines the charm of country living with immense renovation possibilities, making it a truly exciting proposition for your next residential project.





KEY FEATURES

- Detached True Bungalow
- Three Bedrooms
- Circa 1681 Square Feet
- Modern Fitted Kitchen
- Approx. 3-Acre Plot
- Large Wrap-Around Gardens
- Idyllic Rural Setting





