

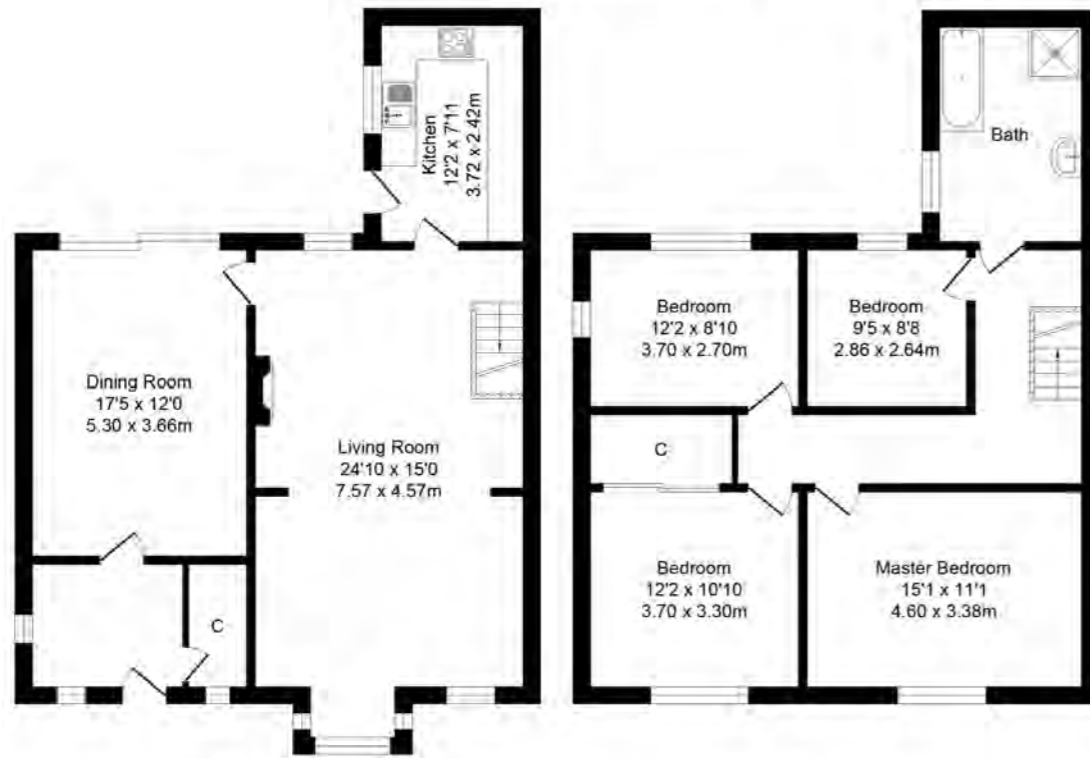


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

**Cinnamon Nook**  
 Total Approx. Floor Area 1582 Sq.ft. (146.9 Sq.M.)

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



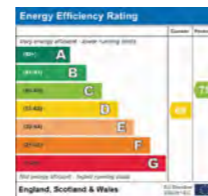
Ground Floor  
 Approx. Floor Area 798 Sq.Ft (74.1 Sq.M.)

First Floor  
 Approx. Floor Area 784 Sq.Ft (72.8 Sq.M.)



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

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.





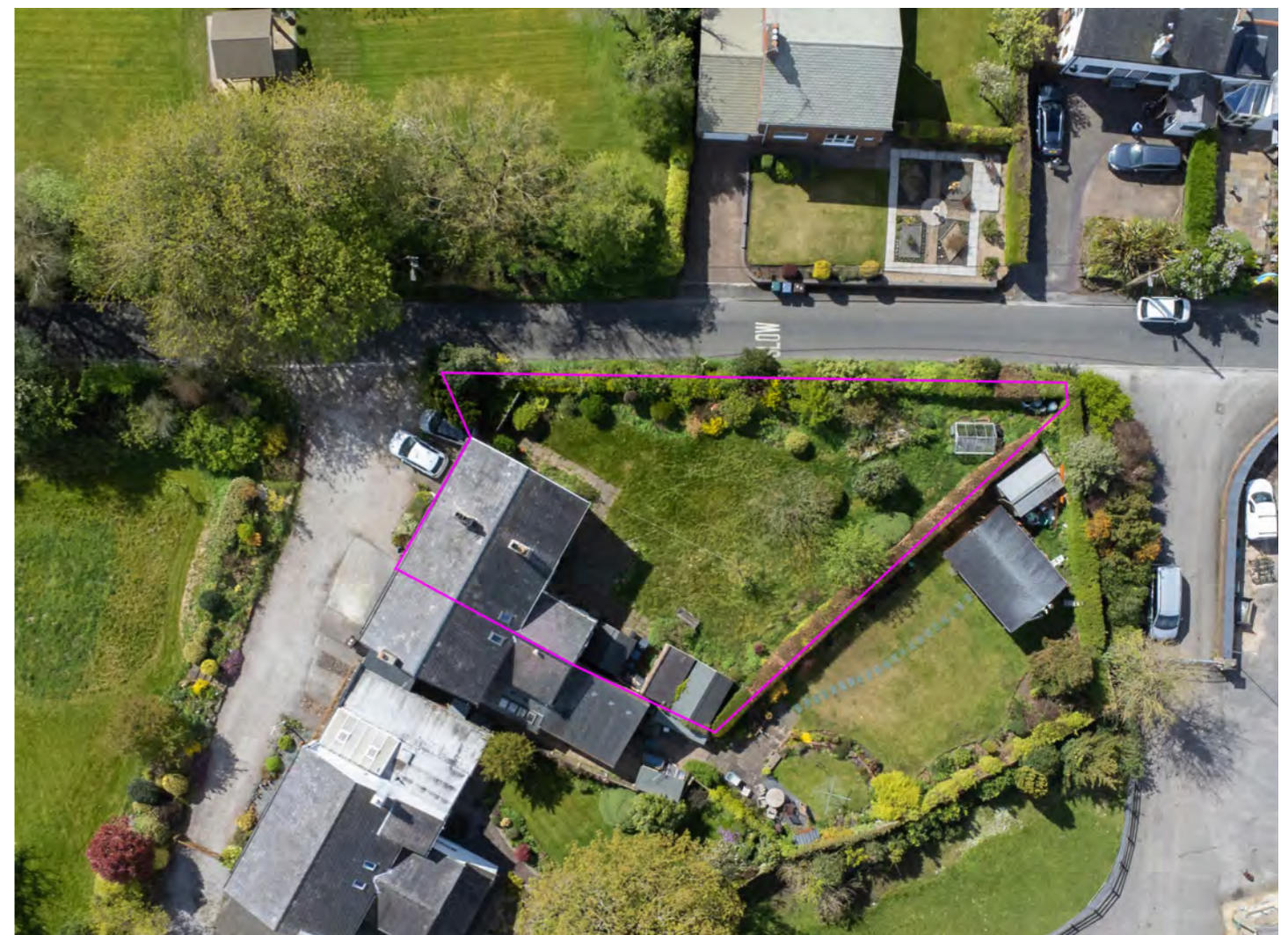
Warm and welcoming, this charming, four-bedroom home offers a wealth of family living space, set tucked away in a lovely rural spot on the edge of Newburgh. The property enjoys a large private plot with countryside views to the rear. With spacious, bright and airy rooms and an impressive floor plan that covers nearly 1600 square feet this is a home in every sense of the word and whilst it may require some cosmetic upgrading it offers a wonderful opportunity for a family to purchase a property which has been a very well cared for and much loved family home for many years.

Internally, the property provides plenty of space with big living rooms and large windows that allow an abundance of natural light. The reception hallway has a handy cloaks cupboard and leads through to the first reception room which is currently utilised as a formal dining room, it's a lovely room with sunny double aspects and patio doors that lead out into the gardens. The adjacent lounge is huge with over 360 square feet and enough space for a grand piano, in spite of its size the room still feels cosy and it features double aspects, an open staircase and a cast iron, wood burning stove. The heart of the home is the kitchen with its array of fitted units, ample workspace, complementary tiling, space for appliances, and access out into the rear garden.

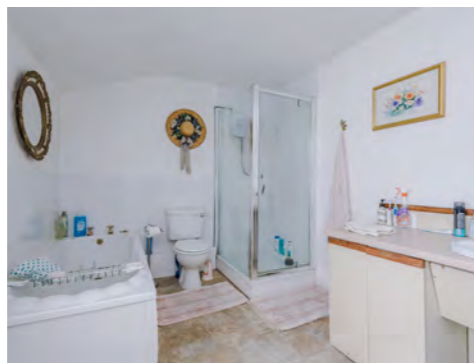
On the first floor there are four very well-proportioned bedrooms (two doubles) with plenty of room for storage. The bathroom provides a four-piece suite comprising low level WC, vanity wash hand basin, a panelled bath and corner shower cubicle.

Externally the property rests amongst a lovely little hamlet of rural homes on a plot that covers around a fifth of an acre with delightful views to the front. There is ample driveway parking to the front and the large rear garden affords sunny Southerly aspects with a private outlook, lawns, planted borders, a green house and various outbuildings.

We love the position of this home and the gardens are a delight too! We also love the open feel of its living spaces and the further potential it provides to extend. The location is to die for, with just a short stroll into Newburgh village centre as well as the Leeds Liverpool canal which is just around the corner. There's just a five-minute drive to Burscough - a buzzing little town with a great selection of shops and traditional pubs and Parbold is also on hand with its railway station giving easy access to the wider region. The local schools are very highly regarded, and Newburgh Church of England Primary is within walking distance.







**KEY FEATURES**

Charming Semi-Detached Home

Four Bedrooms

Circa 1582 Square Feet

Fitted Kitchen

Approximately Fifth of An Acre Plot

Large Rear Garden with Southerly Aspects

Driveway Parking





