

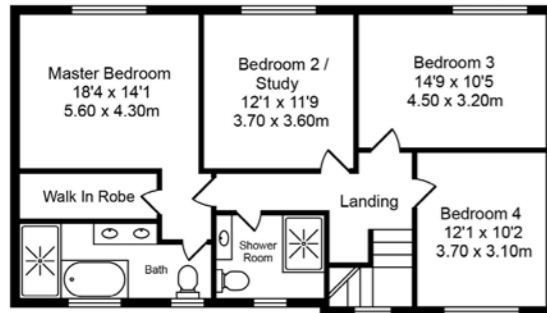


Ormskirk: 01695 570102  
Southport: 01704 778668

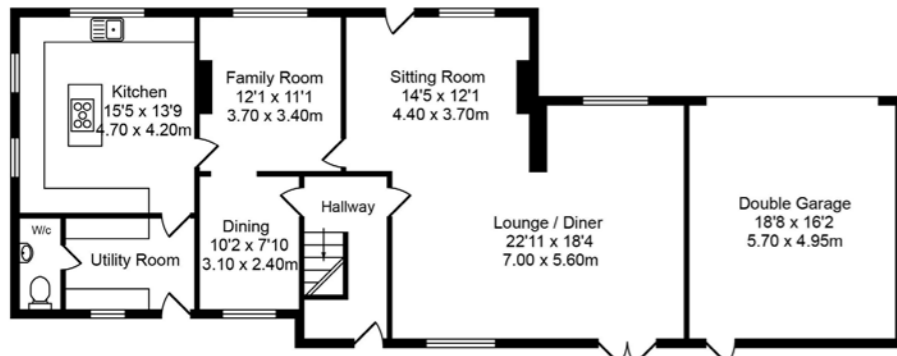
Parbold: 01257 442789  
Chorley: 01257 241173  
arnoldandphillips.com

Total Approx. Floor Area 2518 Sq.ft. (233.9 Sq.M.)

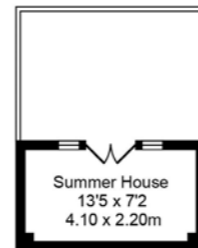
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



First Floor  
Approx. Floor Area 933 Sq.Ft (86.7 Sq.M.)



Ground Floor  
Approx. Floor Area 1488 Sq.Ft (138.2 Sq.M.)



Summer House  
Approx. Floor Area 97 Sq.Ft (9.0 Sq.M.)



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

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](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 a rare opportunity to acquire this captivating four-bedroom detached house on Chorley Road in Parbold, West Lancs.

Nestled within a private plot and dating back to 1823, this stunning property exudes charm and character from all angles, with a contemporary rendered facade accented with premium character windows. Boasting proximity to the local village centre, complete with its varied range of independent amenities and excellent transport links thanks to the local rail station, it offers both convenience and tranquillity. With several highly regarded primary and secondary schools also residing nearby, this property would be ideal for working professionals and families alike.

Approached via a generous driveway leading to an attached double garage, the ground floor features a spacious living room with period features, a dining area, and good-sized and tastefully presented additional living spaces. A cosy sitting room with a multi-fuel log burning fireplace adds warmth and style.

The expansive kitchen is a chef's delight, equipped with modern appliances and a central island. An abundance of wall, base and tower units are also provided, with a premium contrasting work-surface setting the tone for the marriage of contemporary features and character charm. Adjoining is a large versatile utility room. Upstairs, four generously sized double bedrooms offer comfort and stunning views, with the main suite boasting a walk-in wardrobe and luxurious en-suite bathroom. The family bathroom is elegantly tiled and well-appointed.

Outside, the secluded rear garden features lush greenery, a manicured lawn and a large patio terrace, perfect for gatherings. A premium timber summerhouse adds versatility, whether for work or leisure.

With a total area of 2,518 square feet and further enjoying gas central heating and double glazing throughout, this exceptional property invites you to experience its unique charm firsthand.





KEY FEATURES

CAPTIVATING DETACHED PROPERTY

CIRCA 2518 SQ FT

FOUR BEDROOMS  
(MASTER WITH WALK-IN  
WARDROBE & EN-SUITE)

EXPANSIVE MODERN KITCHEN

AMPLE OFF ROAD PARKING &  
ATTACHED DOUBLE GARAGE

PRIVATE WELL TENDED REAR  
GARDEN WITH SUMMERHOUSE

HIGHLY REGARDED LOCATION



