

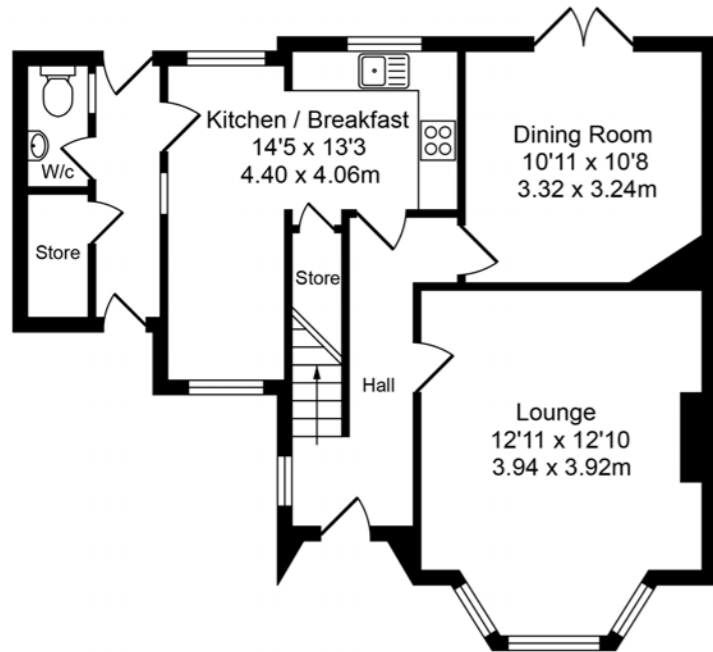


Ormskirk: 01695 570102  
 Southport: 01704 778668

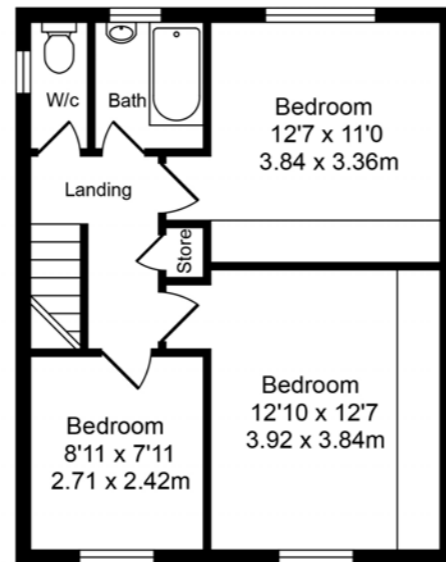
Parbold: 01257 442789  
 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1069 Sq.ft. (99.3 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 614 Sq.Ft (57.0 Sq.M.)



**First Floor**  
 Approx. Floor Area 455 Sq.Ft (42.3 Sq.M.)



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

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.



Nestled within the picturesque Green in Bispham, West Lancs, Arnold & Phillips are delighted to bring to market this charming three-bedroom semi-detached property, offering a tranquil retreat within easy reach of local amenities and excellent transport links.

This modern residence exudes warmth and character throughout. The ground floor features two spacious reception rooms, each tastefully decorated to a high standard. The main lounge is enhanced by a modern feature fireplace with cosy log burner, while the rear dining room is bathed in natural light streaming through modern patio doors, offering delightful views of the rear garden.

The heart of the home lies in the newly installed farmhouse-style shaker kitchen, boasting a range of integrated appliances and stylish contrasting work surfaces, complemented by an ample dining area. A convenient WC and storage room complete the ground floor layout.

Upstairs, three well-proportioned bedrooms await, two of which are generously sized doubles with integrated storage facilities. The main family bathroom features a bath with overhead shower, wash hand basin and separate WC, finished in a modern tiled design.

Outside, a generous garden awaits, offering privacy and seclusion with a sprawling central lawn bordered by established plants and bushes. An ample patio terrace provides the perfect space for outdoor gatherings and relaxation.

With over 1,000 square feet of living space and the added benefits of double glazing throughout, an air source heat pump with full central heating and hot water tank fitted 3 years ago and off-road parking on a shared carpark, this property offers both comfort and style. Internal inspection is highly recommended to fully appreciate the charm and potential of this delightful home.

