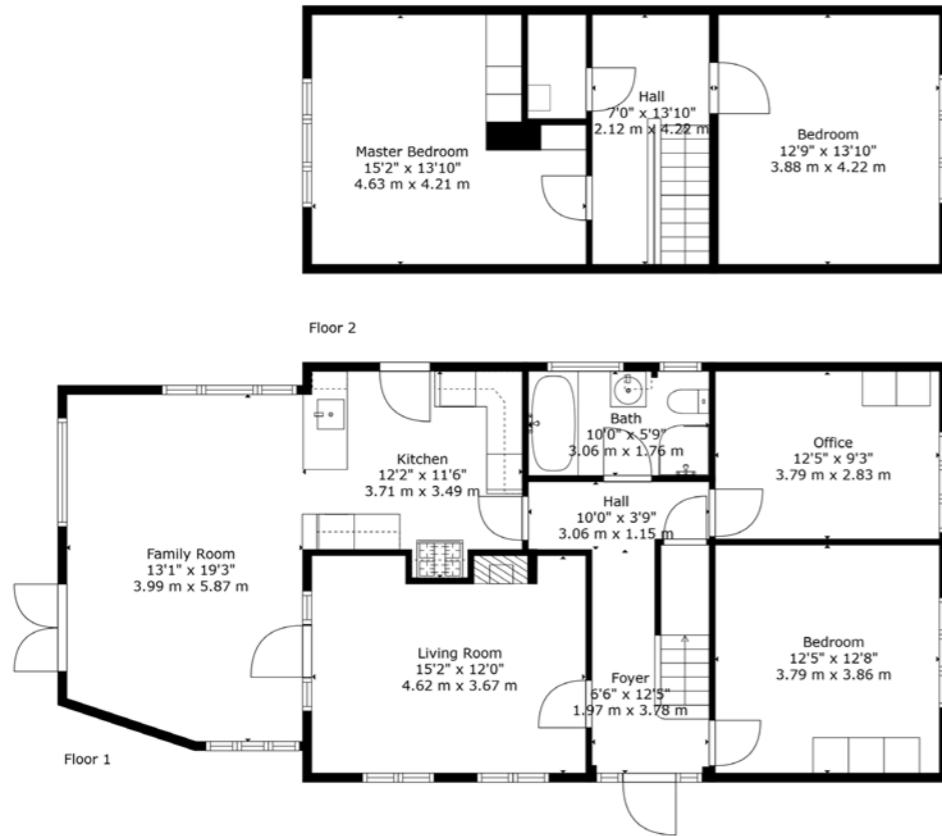




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com



**TOTAL: 1500 sq. ft, 140 m2**  
 FLOOR 1: 1017 sq. ft, 95 m2, FLOOR 2: 483 sq. ft, 45 m2  
 EXCLUDED AREAS: UNDEFINED: 13 sq. ft, 1 m2  
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Tenure: We are advised by our client that the property is Leasehold  
 Term of Lease: 999 years from 1 March 1962  
 Years Remaining on Lease: 937 years  
 Ground Rent: £10.50 per annum  
 Council Tax Band: E  
 Details Prepared: 02/07/24

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 pleased to bring to market an exciting opportunity to acquire this well-presented four-bedroom detached dormer bungalow, attractively situated along the popular Brandreth Drive in the heart of Parbold Village, West Lancs.

Ideally positioned, this versatile property is within close proximity to the village centre, offering a host of local amenities and superb transport and commuter links, thanks in part to the nearby rail station. With several reputable schools nearby, and all the benefits of country living, this property is ideal for families, working professionals, and those seeking a luxury downsize.

Approached via a private driveway providing off-road parking for multiple vehicles, the ground floor features two spacious, neutrally decorated bedrooms at the front of the property. Centrally located is a modern bathroom with a bath, separate shower, WC, and vanity wash hand basin, all finished with a stylish tiled design. The spacious living room is well-decorated and bathed in natural light, wrapping around into a rear extended second living area. This extensive living space, featuring dual aspect windows and modern French-style patio doors, extends to the adjoining dining kitchen, which boasts fitted shaker units, integrated appliances, and contrasting work surfaces.

The first floor offers two large double bedrooms, both enjoying pleasant outlooks over the surrounding area, with ample storage areas ideal for conversion into an en-suite if required.

Externally, the property enjoys a generous private plot, predominantly laid to lawn and bordered by a range of trees, plants, and shrubs. Multiple areas of interest delight, including a spacious patio terrace that encircles the property, providing an ideal space for outdoor gatherings. With a detached garage, gas central heating, and double glazing throughout, internal inspection is highly advised, and early viewing is essential to avoid disappointment.





KEY FEATURES

- Detached Dormer Bungalow
- Four Bedrooms
- Circa 1500 Square Feet
- Spacious Living Areas
- Fitted Dining Kitchen
- Generous Private Plot
- Driveway Parking
- Detached Garage







