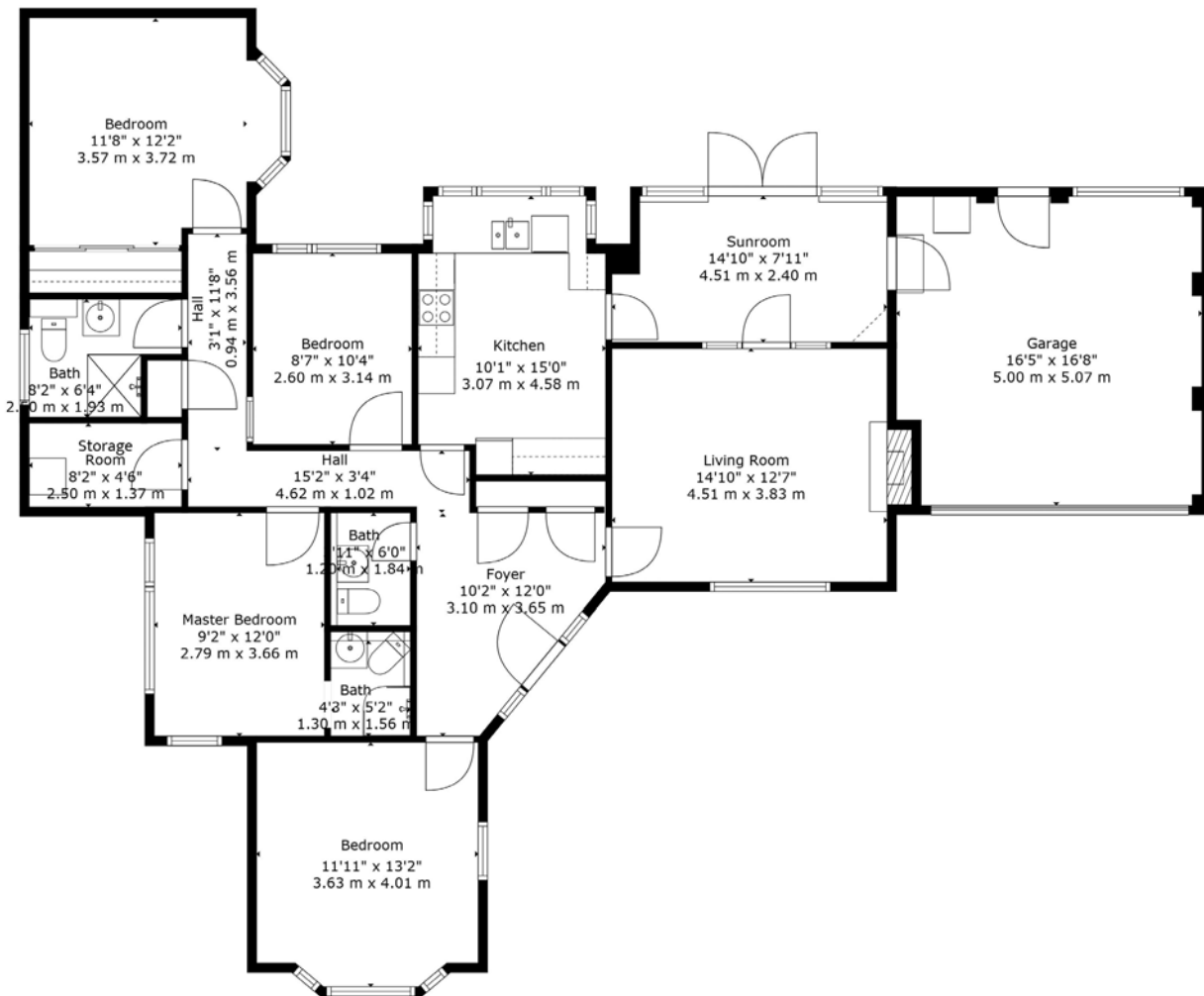




Ormskirk: 01695 570102
Southport: 01704 778668

Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com



TOTAL: 1335 sq. ft, 124 m²
FLOOR 1: 1335 sq. ft, 124 m²
EXCLUDED AREAS: GARAGE: 267 sq. ft, 25 m², BAY WINDOW: 11 sq. ft, 1 m², FIREPLACE: 7 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 Freehold
Council Tax Band: E

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. 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 offer this prestigious four-bedroom detached true bungalow for sale, ideally located along the sought-after Course Lane in Newburgh, West Lancashire.

Appealing from all angles 'Glenacre' extends to just under 1,500 square feet, providing a perfect luxury downsize. Situated in a prime location, the bungalow benefits from proximity to reputable schools, a variety of shops, and essential amenities, making it a convenient and desirable choice for discerning buyers.

Newburgh is renowned for its picturesque surroundings and vibrant community spirit. The local area offers a charming blend of rural tranquillity and modern convenience, with excellent transport links ensuring easy access to nearby towns and cities. Residents will appreciate the short commutes to Ormskirk, Chorley, and Southport, as well as the nearby M6 motorway, which opens up further connectivity to the wider region.

The exterior of this property is both impressive and inviting, approached via a private driveway that provides off-road parking for multiple vehicles. The front facade, with its well-maintained garden and attractive architecture, sets the tone for the elegance within.

Upon entering the bungalow, you are greeted by a welcoming entrance hall leading to two spacious reception rooms, each offering ample space for relaxation and entertainment. The centrally positioned dining kitchen is a highlight, featuring an array of wall, base, and tower units, complemented by contrasting work-surfaces and a range of integrated appliances. This thoughtfully designed space is perfect for family meals and social gatherings. Additionally, the ground floor includes a convenient cloakroom and WC.

The property boasts four generously sized double bedrooms, all neutrally decorated to create a calm and restful environment. Each bedroom provides a pleasant outlook over the surrounding area, with the master bedroom featuring en-suite facilities for added luxury. The family bathroom is equally well-appointed, offering both comfort and style.

The outside space is a true delight, featuring a beautifully established private plot to the rear. The garden includes a summer house, a large centrally turfed lawn bordered by an array of plants, trees, and shrubs, and an ample patio terrace encircling the property, creating an ideal space for outdoor entertaining and relaxation. Additional features include outbuildings and a large integrated garage, adding to the versatility of the property.

Owning this home offers a unique blend of luxury, convenience, and tranquillity. The combination of its superb location, spacious interiors, and beautifully maintained outdoor spaces make it a highly desirable property. Prospective homeowners will appreciate the thought and care that has gone into every detail, ensuring a comfortable and stylish living experience.



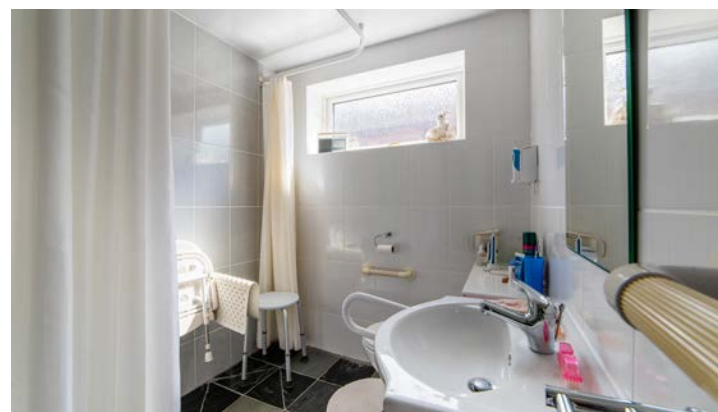


KEY FEATURES

- Detached True Bungalow
- Four Bedrooms
- Circa 1335 Square Feet
- Two Spacious Reception Rooms
- Dining Kitchen
- Beautiful Private Plot
- Well-Established Gardens
- Large Integrated Garage
- Private Driveway
- Picturesque Location









THE LUXURY PROPERTY SPECIALISTS

Course Lane, Newburgh

A&P