

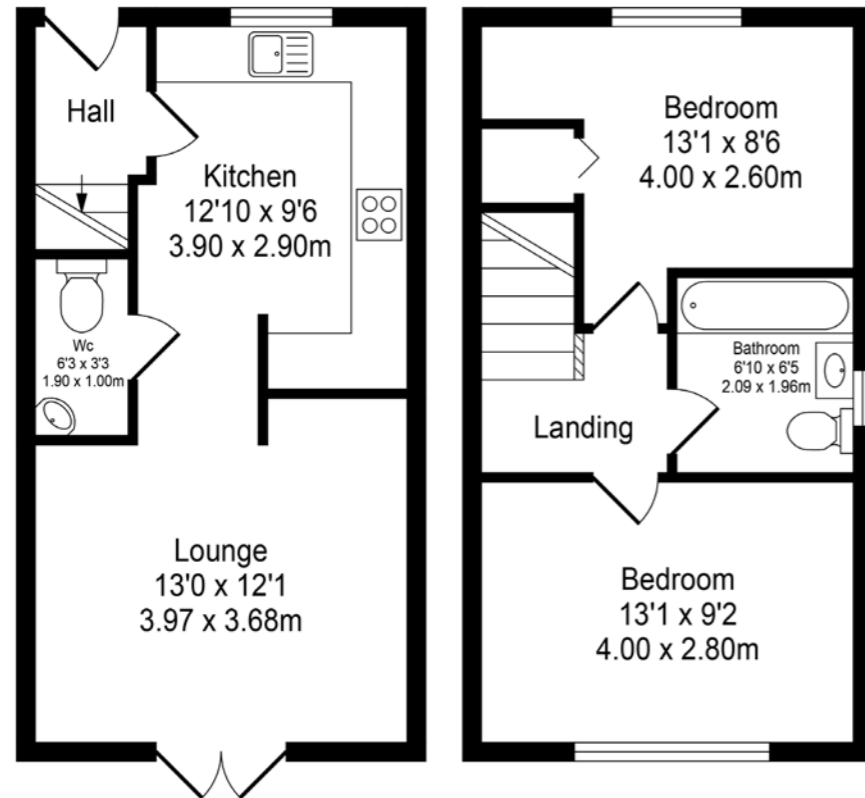


Ormskirk: 01695 570102
Southport: 01704 778668

Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

Total Approx. Floor Area 663 Sq.ft. (61.60 Sq.M.)

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



Approx. Floor Area 332 Sq.Ft (30.80 Sq.M.)

Approx. Floor Area 332 Sq.Ft (30.80 Sq.M.)



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

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.



This modern semi-detached home is in show home condition and rests in a particularly pleasant position with a good sized and private rear garden on this very desirable residential development.

Internal inspection really is a must, revealing lovely light filled living spaces and a practical floor plan which is just perfect for modern day living. Accommodation is arranged over two inviting levels and covers 663 square feet offering comfortable everyday living areas finished with tasteful décor that infuses the home with a warm inviting feel throughout.

The welcoming reception hallway leads through to the stylish fitted kitchen which includes an array of quality fitted wall and base units with contrasting worktops and integrated appliances. At the rear of the home is a bright and airy living room - it's a brilliant space for everyone to enjoy, and the French doors into the garden flood the room with natural light. The ground floor is rounded off with a handy two piece cloak which is finished in white. The homes private spaces include two lovely bedrooms, and a family bathroom which comprises a low level WC, pedestal wash hand basin and a panelled bath with shower mixer tap.

Externally there are well kept landscaped gardens to the rear with good sized patio areas and artificial grass for ease of maintenance together with driveway parking to the front and side elevations. Other benefits of this lovely home include gas central heating and double glazing.





KEY FEATURES

- Modern Semi-Detached Home
- Two Bedrooms
- Circa 663 Square Feet
- Quality Fitted Kitchen
- Well-Kept Landscaped Gardens
- Driveway Parking
- Desirable Location



