

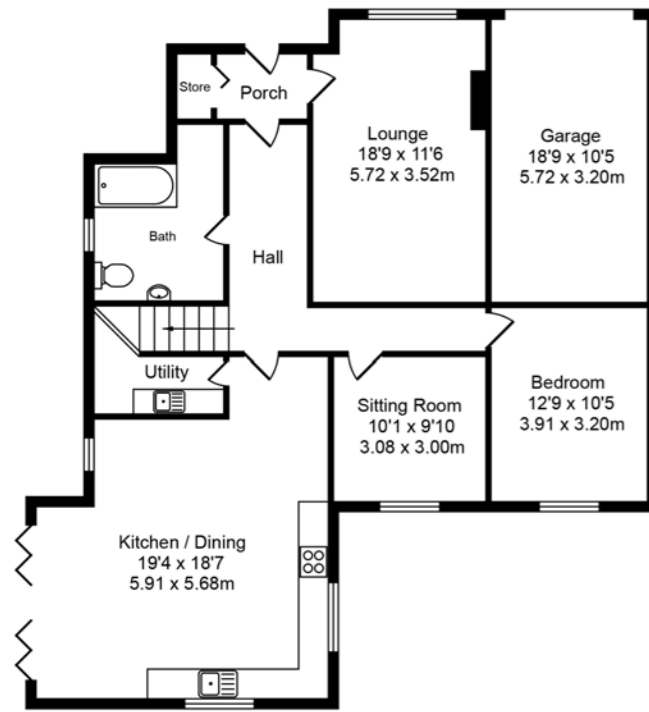


Ormskirk: 01695 570102
Southport: 01704 778668

Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

Total Approx. Floor Area 2412 Sq.ft. (224.1 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 1344 Sq.Ft (124.9 Sq.M.)



First Floor
Approx. Floor Area 1068 Sq.Ft (99.2 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
Term of Lease/Years Remaining on Lease: TBC
Ground Rent: £5 p.a.
Council Tax Band: C
Details Prepared: 27/08/2024

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 delighted to present this stunning three/four-bedroom dormer bungalow, located at the head of the coveted Springmount Drive in Hilldale, West Lancs.

Recently renovated to an exceptional standard, this property offers contemporary living combined with luxurious comfort. Positioned close to the charming village of Parbold, residents can enjoy a range of local amenities, including excellent schools, shops, and eateries, all within easy reach. The property also benefits from fantastic transport links, making it ideal for both commuters and those looking for a peaceful village lifestyle.

Hilldale is a highly sought-after area, known for its beautiful surroundings and vibrant community. The property is situated within a quiet, residential setting, offering a tranquil escape while remaining conveniently close to the amenities of Parbold. Excellent road and rail connections ensure that travel to neighbouring towns and cities, including Wigan, Southport, and Preston, is straightforward and convenient, further enhancing the appeal of this superb location.

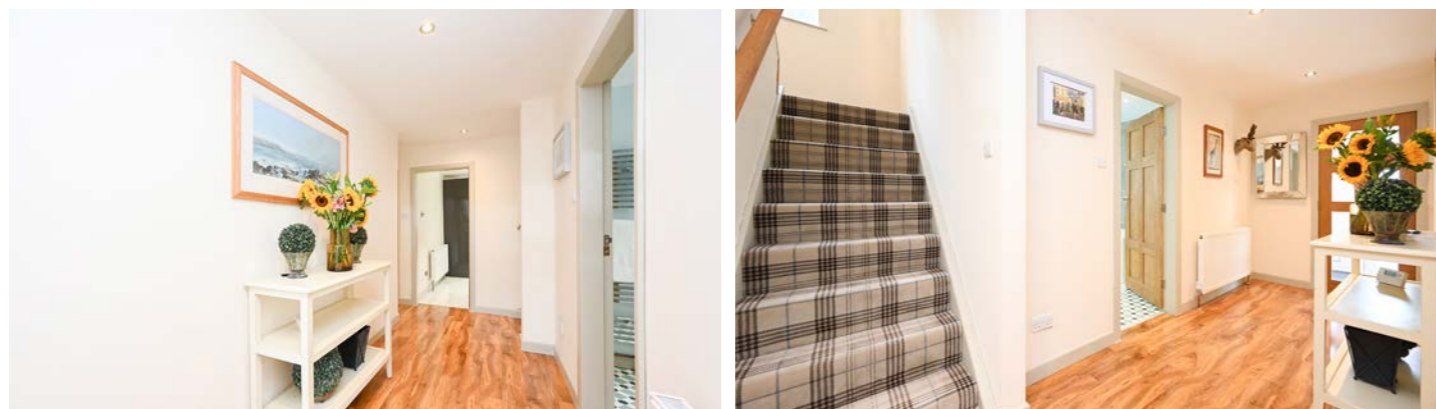
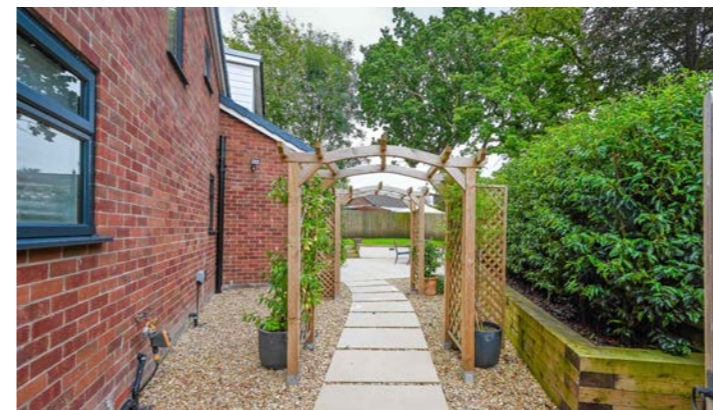
The exterior of the property is a true showstopper, featuring a sleek, fully rendered finish that exudes modern elegance. The private driveway provides ample parking and leads to an integrated garage with electric doors for added convenience. The property's impressive curb appeal is enhanced by its landscaped front garden and attractive approach. This attention to detail continues around to the rear, where a beautifully designed garden awaits.

Upon entering the ground floor, you are greeted by an expansive and light-filled layout. The property boasts three generously sized reception rooms, each thoughtfully designed with high-quality fixtures and fittings. The centrepiece is the open-plan dining kitchen, finished with contemporary bespoke cabinetry, premium oak work-surfaces, and a full range of integrated appliances. The space flows effortlessly into a comfortable living area, illuminated by natural light through premium bi-folding doors, and connects seamlessly to a well-appointed utility room. A spacious double bedroom is located on the ground floor, with the second sitting room alternatively being used as a fourth double bedroom, offering versatile living options. The luxurious family bathroom is fully tiled and features a bath with overhead shower, WC, and vanity wash basin.

Upstairs, the first floor is home to two further bedrooms, both of which offer large proportions, one of them with stylish en-suite facilities. A separate family shower room adds further convenience, while a large study area provides the perfect space for working from home or quiet relaxation.

The rear garden is a beautifully landscaped haven, with a premium porcelain patio terrace ideal for outdoor gatherings and summer dining encircling the property. The central lawn is bordered by rustic timber fencing and an array of mature plants and trees, creating a serene and private retreat.

This property offers everything a modern family could desire, with its spacious yet luxurious layout, high-specification finish, and prime location. With gas central heating, double glazing, and an elegant, fully renovated interior, this home is move-in ready and sure to impress. Early viewing is highly recommended to fully appreciate the quality and attention to detail on offer.





KEY FEATURES

- Stunning Semi-Detached Dormer Bungalow
- Three/Four Bedrooms
- Circa 2412 Square Feet
- Premium Open-Plan Dining Kitchen
- Beautifully Landscaped Rear Garden
- Driveway Parking
- Integrated Garage
- Sought-After Location



