

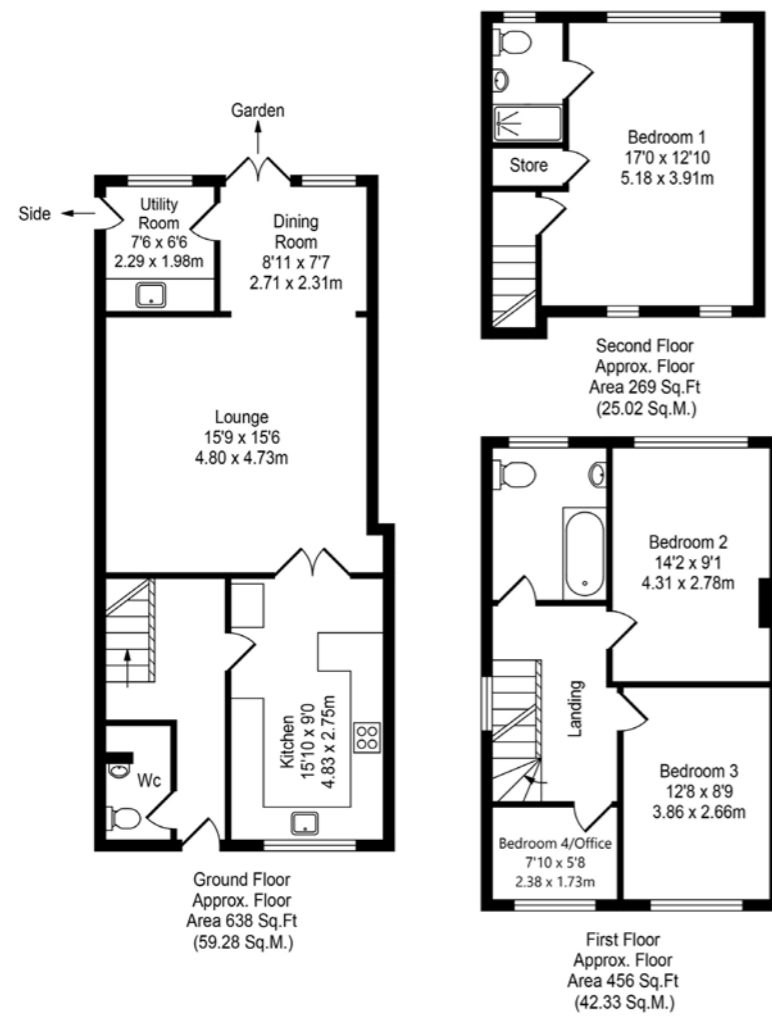


Ormskirk: 01695 570102  
Southport: 01704 778668

Parbold: 01257 442789  
Chorley: 01257 241173  
arnoldandphillips.com

**Total Approx. Floor Area 1363 Sq.ft. (126.63 Sq.M.)**

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



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](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 in a charming location just a leisurely stroll from the picturesque village centre of Parbold, this delightful semi-detached home is a true gem. Set on a private plot, the property has been thoughtfully extended to create an abundance of family living space spread across three beautifully designed levels.

Upon entering, you'll be greeted by a harmonious floor plan that encompasses approximately 1,360 square feet, showcasing tasteful decor and high-quality fixtures throughout. The welcoming reception hallway leads to an expansive open-plan lounge and dining area, illuminated by Velux windows and enhanced by French doors that seamlessly connect the indoor space to the rear garden. The bespoke fitted kitchen features an impressive array of wall and base units, generous workspace, butcher block countertops, integrated appliances, and stylish complementary wall tiling. The ground floor also boasts a convenient two-piece cloakroom/WC and a practical utility room, ensuring functionality and ease for everyday living.

Venture to the first floor, where you'll discover three delightful bedrooms, each exuding warmth and charm, alongside a family bathroom elegantly appointed with a modern three-piece suite in crisp white, including a vanity wash hand basin, low-level WC, and a bath with a shower overhead. Ascending from the landing area, a staircase leads to the exquisite master suite—an expansive bedroom that features a modern three-piece en-suite shower room.

The rear garden is very private, not directly overlooked and is complete with flagged patio areas, manicured lawns, planted borders, and a practical timber garden shed, a lovely garden for outdoor gatherings or quiet relaxation. At the front, a block-paved driveway offers ample parking space, along with electric car charging port, welcoming you home with convenience.

Parbold is a beloved village that offers a delightful blend of community spirit and convenience. Residents enjoy access to a mainline train station, a variety of charming shops, inviting pubs and restaurants, a pharmacy, a doctor's surgery, a village hall, a post office, a bank, and two local churches. Nature enthusiasts will appreciate the lovely canal-side and countryside walks that are easily accessible, making this home not just a residence, but a lifestyle choice that embodies the essence of village living.





KEY FEATURES

DELIGHTFUL SEMI DETACHED HOME

ACCOMMODATION OVER THREE LEVELS

FOUR BEDROOMS (MASTER WITH EN-SUITE)

CIRCA 1360 SQ FT

EXPANSIVE OPEN PLAN LOUNGE & DINING AREA

PRIVATE REAR GARDEN

AMPLE OFF ROAD PARKING

DESIRABLE VILLAGE LOCATION







