

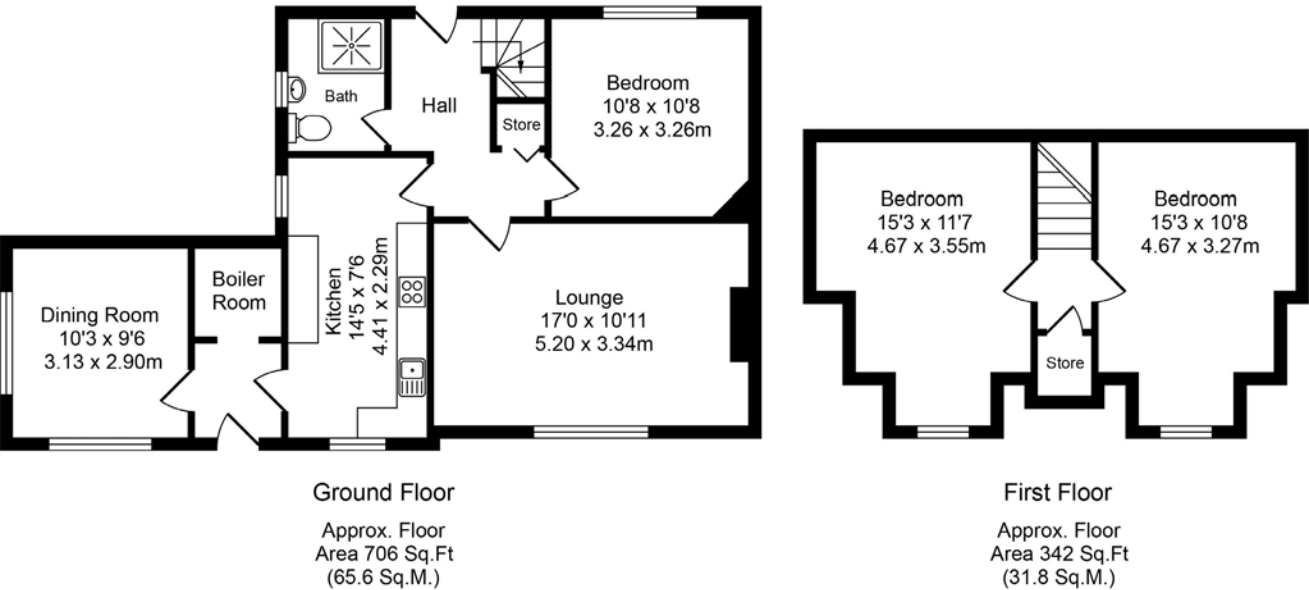


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Chorley: 01257 241173  
 Parbold: 01257 442789

Total Approx. Floor Area 1048 Sq.ft. (97.4 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 these property details but they are 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. These property details do 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 delighted to offer this versatile two/three-bedroom semi-detached property for sale, located on the highly sought-after Beech Avenue in the heart of Parbold village, West Lancs.

Set within a generous, tree-lined plot, this property provides an exceptional opportunity for those looking to create their dream home. Brimming with potential, the home requires some cosmetic modernisation but offers ample space and the ideal canvas to tailor to your exact taste.

Positioned just a short walk from Parbold village's vibrant centre, the property enjoys easy access to a range of local amenities, including reputable schools, charming shops, and various leisure facilities. Parbold is a picturesque village known for its tight-knit community and beautiful surroundings. The village is well-connected, with Parbold train station offering direct links to nearby towns and cities, including Manchester and Liverpool, making it a perfect choice for commuters. Additionally, excellent road networks and regular bus services ensure you're always well-connected. The local area is renowned for its scenic countryside walks, popular eateries, and welcoming atmosphere, making it a highly desirable location.

As you approach the property, the appeal is immediate. The home sits back from the road, enjoying a peaceful and private setting with a large front garden and a driveway offering ample off-road parking. The exterior is traditional and charming, featuring timber cladding, mature trees and established shrubbery that create a serene environment. A wrap-around garden surrounds the property, primarily laid to lawn and offering multiple seating areas, perfect for enjoying the outdoor space.

The ground floor is both spacious and flexible, featuring a large main living room, centred around a feature fireplace, creating a warm and inviting atmosphere. Adjoining the living room is a versatile room that could serve as a third bedroom, home office, or additional reception space. The fitted kitchen, with its traditional timber shaker design, is centrally located and leads directly to the dining room, making it ideal for family meals and entertaining. The ground floor is completed by a modern family bathroom featuring contemporary fixtures.

The first floor offers two well-proportioned double bedrooms, both enjoying pleasant views over the surrounding gardens. Each room is generously sized, offering plenty of storage and potential for personalization. The property's layout and size provide numerous possibilities for those looking to reconfigure or extend the living space further, subject to relevant permissions.

The extensive outdoor space is one of the property's standout features. The wrap-around garden is both private and well-maintained, with established trees, vibrant plants, and a spacious patio terrace, ideal for outdoor gatherings or simply enjoying the peaceful surroundings. The large driveway offers convenient parking, and the plot provides ample scope for future development or extensions.

This property represents a rare opportunity to secure a home with such potential in a prime location. Whether you're a first-time buyer, growing family, or investor, the chance to transform this house into your ideal home is truly exciting.

Early viewing is highly recommended to fully appreciate the scope and possibilities this property offers.







KEY FEATURES

Semi Detached Property

Three Double Bedrooms

Circa 1048 Square Feet

Great Potential

Driveway Parking

Wrap Around Garden

Sought After Village Location













