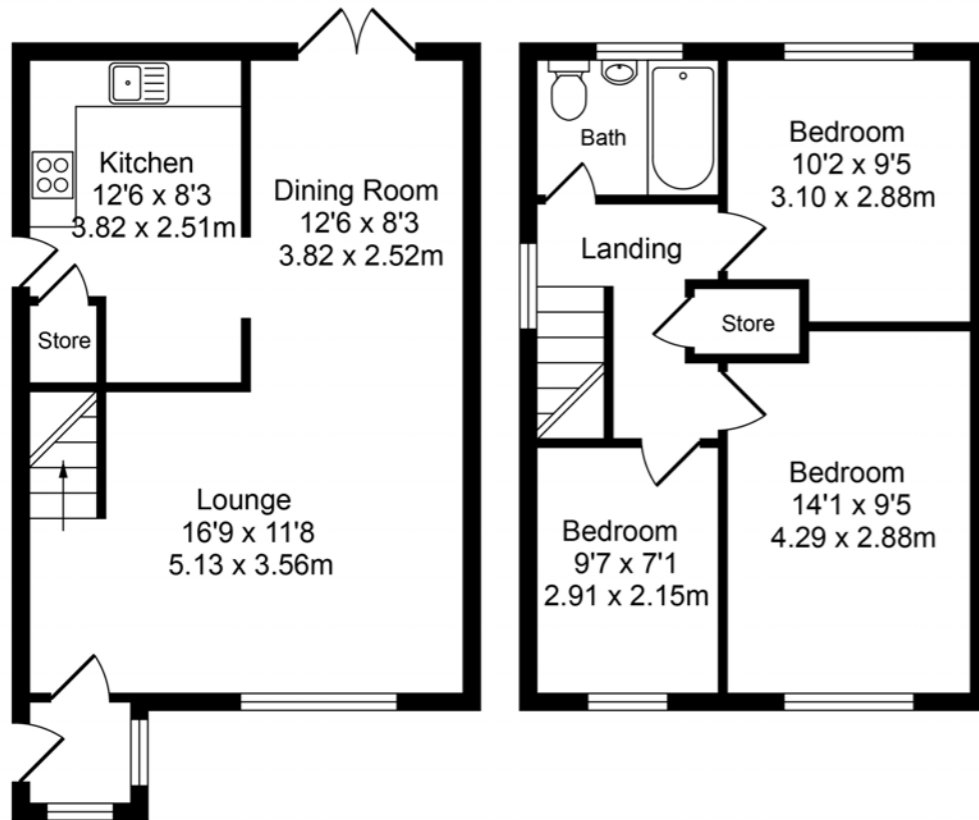




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 844 Sq.ft. (78.4 Sq.M.)

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



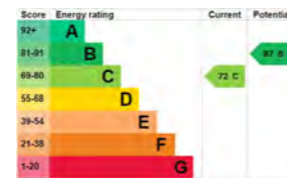
Ground Floor
 Approx. Floor Area 431 Sq.Ft (40.0 Sq.M.)

First Floor
 Approx. Floor Area 413 Sq.Ft (38.4 Sq.M.)



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

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.



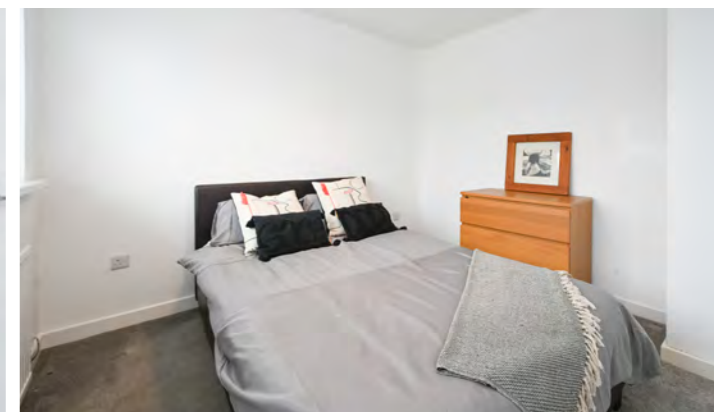
Arnold and Phillips are delighted to bring to market an opportunity to acquire this well presented three-bedroom detached property, residing attractively along the popular Woodrow Drive in Newburgh, West Lancs.

Conveniently positioned this vibrant property resides within close proximity to the local village centre and its host of amenities and independent retailers. Excellent transport and commuter links are provided with the local rail station located within close reach. With several highly regarded primary and secondary schools also residing nearby, this property would be ideal for working professionals, luxury downsizing and families alike.

Approached via a private driveway providing off road parking for multiple vehicles, access is granted via the main front entrance porch. The front of the property enjoys a generously proportioned main living room which is decorated to a high level and enjoys feature wooden flooring running underfoot throughout. This bright living space extends through into an adjoining dining room which is flooded in natural light via French style modern patio doors and boasts contemporary wood effect wall panelling, perfectly delineating the living area from the dining room. The ground floor accommodation is completed with a fitted U-shaped modern high gloss kitchen which provides a range of wall and base units featuring a selection of integrated appliances and contrasting wooden work surfaces.

The first floor enjoys three well-proportioned family bedrooms, two of which are double in size and all enjoying a pleasant outlook and neutral decor. The property is well served by a modern tiled family bathroom providing bath with overhead shower, WC and vanity wash hand basin.

Externally the property enjoys well-tended gardens to both aspects. The rear garden is private in nature and has been landscaped for ease of maintenance, with a large, flagged patio terrace wrapping around the exterior of the property. The rear of the garden enjoys extensive timber decking which is ideal for entertaining and dining alfresco. Extending to around 844 square feet of detached living accommodation and enjoying gas central heating, double glazing and a sought-after semi-rural village location, internal inspection is highly advised to fully appreciate all on offer within this appealing property.





KEY FEATURES

- Detached Property
- Three Bedrooms
- Circa 844 Square Feet
- Modern Fitted Kitchen
- Good-Size Private Rear Garden
- Driveway Parking
- Great Location



