

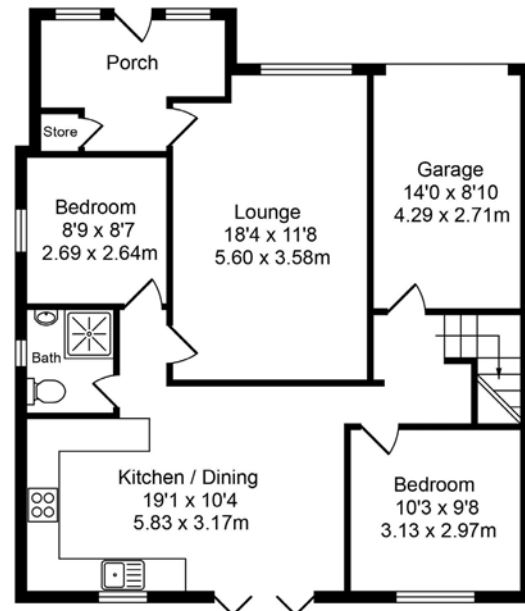


Ormskirk: 01695 570102
Southport: 01704 778668

Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

Total Approx. Floor Area 1393 Sq.ft. (129.4 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 957 Sq.Ft (88.9 Sq.M.)

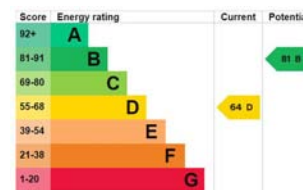


First Floor
Approx. Floor Area 436 Sq.Ft (40.5 Sq.M.)



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

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 pleased to bring to market an opportunity to acquire this well-presented three-bedroom semi-detached dormer bungalow, nestled within its own private plot along the popular Springmount Drive in Hilldale, West Lancs.

As you step inside, you'll be greeted by a spacious living room bathed in natural light, perfect for relaxing evenings with family and friends. Adjacent, you'll find an integrated garage, adding to the convenience of this home. The ground floor hosts two generously sized bedrooms, each tastefully decorated to create a serene atmosphere. A ground floor shower room adds practicality to everyday living.

Prepare to be impressed by the open-plan family dining kitchen at the rear of the property. Featuring sleek shaker units, integrated appliances, and bi-folding patio doors, this space is designed for both culinary delights and entertaining guests.

Ascending to the first floor, you'll discover the crown jewel of this home – a large main bedroom flooded with natural light. This spacious retreat extends into an adjoining dressing area and a beautifully finished en-suite bathroom, complete with a luxurious free-standing bath.

Outside, the property boasts a private, landscaped garden perfect for enjoying the outdoors. With ample off-road parking and a generous patio terrace, entertaining is a breeze in this idyllic setting.

Spanning an impressive 1,393 square feet and equipped with gas central heating and double glazing throughout, this property offers both style and substance. Don't miss your chance to experience luxury living – schedule your viewing today!

