



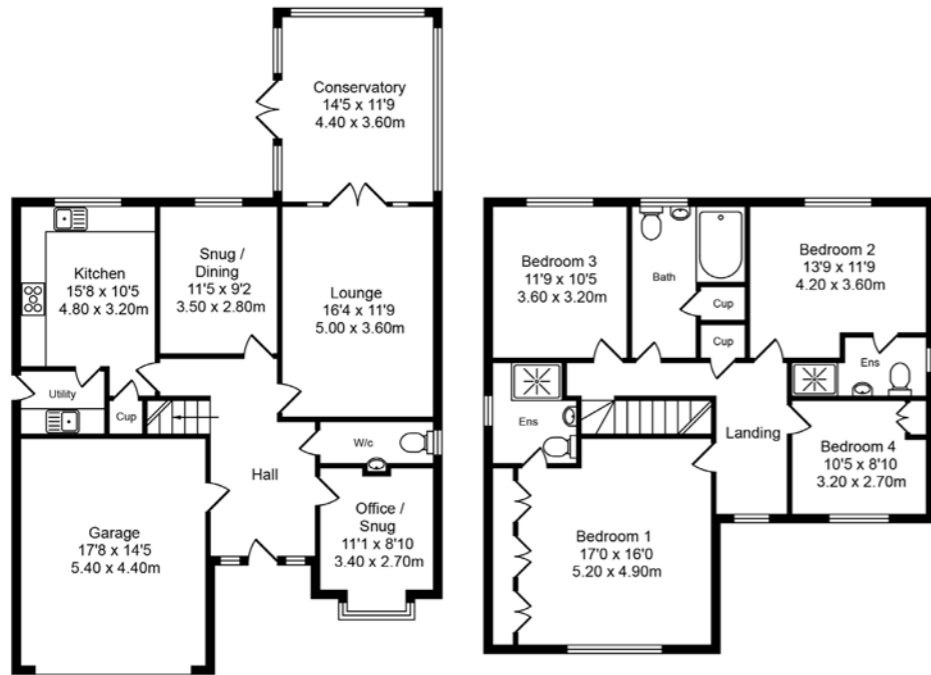
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 2186 Sq.ft. (203.1 Sq.M.)

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



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.
Tenure: Freehold
Council Tax Band: F
Details Prepared 13/06/23

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. 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.



THE LUXURY PROPERTY SPECIALISTS

St. Helens Well, Tarleton
Offers in the Region Of £550,000



Arnold & Phillips are delighted to bring to market an exciting opportunity to acquire this beautifully presented four bedroom detached family home, residing attractively within the highly sought after St Helens Well in Tarleton, West Lancs. Ideally positioned this versatile property is located just a short walk from the local village centre, which practices an array of local amenities and independent retailers. Superb transport and commuter links are provided, alongside several highly regarded primary and secondary schools, making this an ideal family home.

Approached via an extensive private driveway providing off-road parking for multiple vehicles along with an interrogated double garage, access is granted via the main front entrance porch, with one received into brightly lit entrance hallway. The front of the property enjoys a spacious office/study, with access to the garage and WC off the main hallway. A centrally lounge is of good proportions and is neutrally decorated, centred around a modern feature fireplace. This spacious living area runs through into a rear garden room conservatory which enjoys a pleasant outlook over the rear garden beyond. The rear left of the property enjoys a fully fitted contemporary dining kitchen which provides an abundance of wall, base and tower units, featuring a range of integrated appliances, premium work-surfaces and ample dining area.

The first floor enjoys four well-proportioned family bedrooms, all of which are neutrally decorated and enjoy a selection of integrated wardrobes and storage facilities, with the main bedroom and second bedroom benefitting from tiled ensuite bathroom facilities. The remaining bedrooms are well-served by a tiled family bathroom.

Externally the rear garden is not directly overlooked and enjoys a large decked terrace, perfect for entertaining and dining al-fresco. A large centrally turfed lawn is bordered by a selection of trees, plants and shrubs, with a woodland area to the rear providing an abundance of privacy. Extending to generous proportions and enjoying gas central heating, double glazing and a good level of fit and finish throughout, internal inspection of this impressive family home is highly advised to fully appreciate all on offer within.





KEY FEATURES

Well Presented Detached Home

Four Good Sized Bedrooms

Circa 2186 Square Feet

Two Ensuites

Conservatory

Modern Kitchen

Sought after Area











