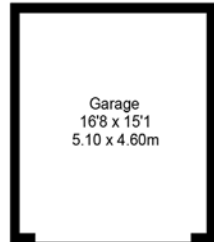




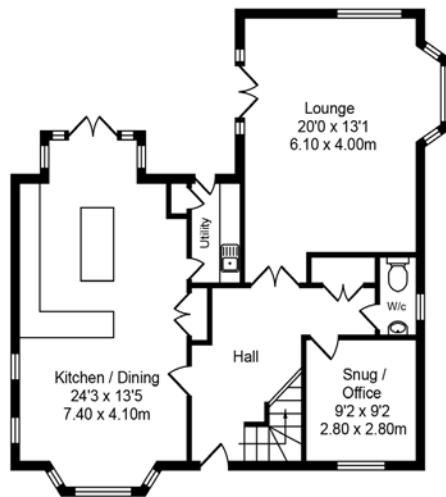
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 2599 Sq.ft. (241.5 Sq.M.)

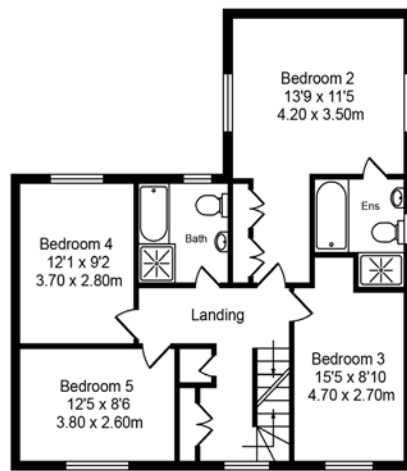
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



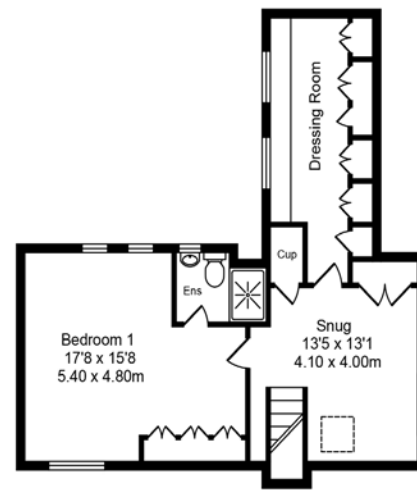
Garage
Approx. Floor Area 253 Sq.Ft (23.5 Sq.M.)



Ground Floor
Approx. Floor Area 889 Sq.Ft (82.6 Sq.M.)



First Floor
Approx. Floor Area 819 Sq.Ft (76.1 Sq.M.)



Second Floor
Approx. Floor Area 638 Sq.Ft (59.3 Sq.M.)



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: leasehold
 Council Tax Band: G

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.



Presented in impeccable condition, this stunning five bedroom detached home offers a versatile floorplan spanning three inviting levels. With meticulous attention to detail and high standards of finish, this property seamlessly combines character and charm with modern comforts. Tucked away within a highly desirable new development, this residence enjoys a prime location. Covering an impressive 2599 square feet, the interior provides a spacious and flexible living space.

As you step through the front door, a grand hallway welcomes you, setting the tone for the rest of the home. The ground floor offers a seamless flow, featuring a generously sized lounge that can be tailored to serve as a formal living area or an entertainment space. The kitchen dining room provides the perfect environment for hosting memorable dinner parties, while the modern kitchen is a chef's dream, equipped with top-of-the-line appliances and ample storage. Both the lounge and kitchen boast French doors that open up into the rear garden.

Ascending to the first floor, you will find four well-appointed bedrooms, with one being currently used as a cinema room. The luxurious master suite boasts fitted wardrobes and an ensuite with shower. A family bathroom serves the remaining bedrooms on this level, ensuring convenience and comfort for all residents.

The second floor continues to impress with a further bedroom with an ensuite shower room offering versatility to accommodate a growing family. There is also a snug room on this floor with a stunning walk-in wardrobe. All rooms on this level have roof lights swathing them in natural light.

Outside, the property features an immaculately landscaped garden, providing a serene and tranquil space for relaxation and outdoor dining. Additional highlights include a double garage and ample off-road parking.

This five bedroom detached home epitomizes style and sophistication. Its flawless presentation and meticulous attention to detail set it apart from the rest. Don't miss the opportunity to make this exceptional residence your own and enjoy a luxurious lifestyle filled with comfort and elegance.





KEY FEATURES

- Detached Three Storey Family Home
- Five Spacious Bedrooms
- Circa 2599 Square Feet
- Modern Dining Kitchen
- Cinema Room with Projector
- Good Sized Plot
- Landscaped Rear Garden
- Ample Driveway Parking
- Double Garage





