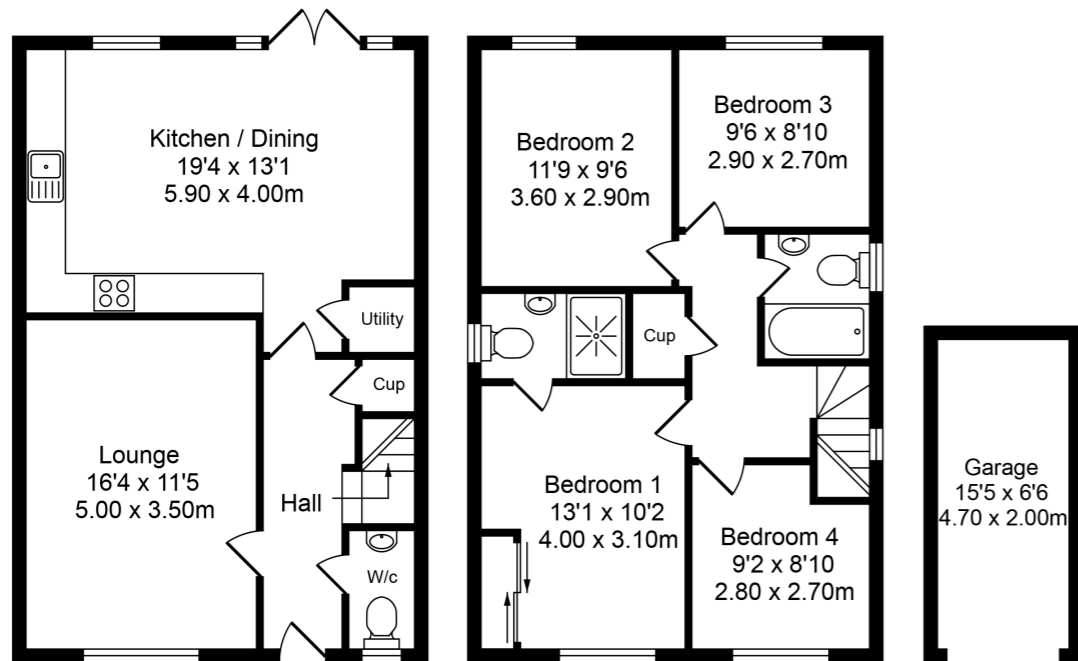




Chorley: 01257 241173
Ormskirk: 01695 570102
Parbold: 01257 442789
Southport: 01704 778668
arnoldandphillips.com

Total Approx. Floor Area 1257 Sq.ft. (116.8 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 578 Sq.Ft (53.7 Sq.M.)

First Floor
 Approx. Floor Area 578 Sq.Ft (53.7 Sq.M.)

Garage
 Approx. Floor Area 101 Sq.Ft (9.4 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
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.

This detached residence in Buckshaw Village presents an excellent family living opportunity with convenient access to transportation, schools, and amenities. This location has everything you need on the doorstep including, pubs, cafes and restaurants and well known food stores.

The ground level boasts a generously sized front lounge and a dining kitchen at the rear, complete with patio doors opening to the garden. The modern kitchen features light coloured units, integrated appliances and contrasting work surfaces. The ground floors is rounded off with a utility room and a cloaks/WC.

Upstairs there are four bedrooms, including a master with fitted wardrobes and an en-suite shower room and a family bathroom.

Outside, a driveway allows for off-street parking leading to a brick built detached single garage, while the rear garden mostly laid to lawn and offers outdoor relaxation space.

In summary, this property offers a comfortable and practical family living space in a sought-after location.





KEY FEATURES

- Attractive Detached Home
- No Chain
- Four Bedrooms with Ensuite to Master
- Circa 1257 Square Feet
- Modern Dining Kitchen
- Driveway Parking
- Detached Single Garage
- Good Sized Rear Garden
- Popular Location





