

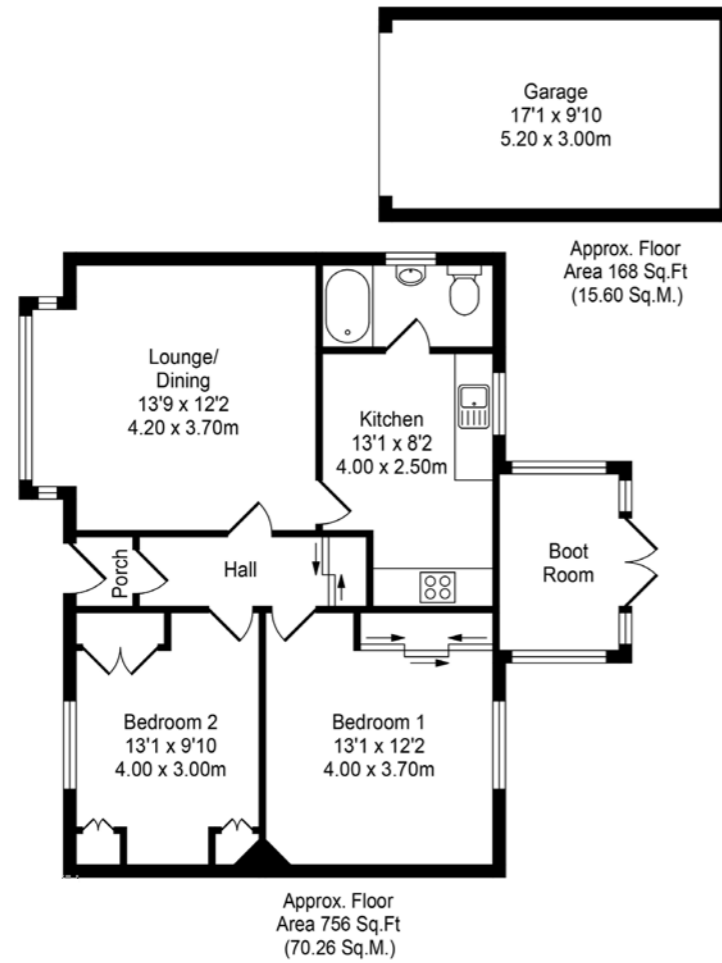


Ormskirk: 01695 570102  
Southport: 01704 778668  
arnoldandphillips.com

Parbold: 01257 442789  
Chorley: 01257 241173

**Total Approx. Floor Area 924 Sq.ft. (85.86 Sq.M.)**

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



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 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](http://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 informa-



Offering an exciting opportunity, one should be in no doubt that this two-bed detached true bungalow is in need of a comprehensive programme of renovation throughout. However, with some investment, the potential exists here to create a bespoke home to one's individual taste and style. With those sentiments in mind, one may also wish to consider treating this prospect simply as a building plot, the dream of building one's own property being a common aspiration; the thrilling prospect of taking a piece of land and building a home tailored to one's own specification, subject to the necessary consents. In today's thriving marketplace, land is exceedingly difficult to come by, which is what makes this opportunity so rare, particularly given the superb elevated position which provides such delightful views over the local countryside and the stunning Preston England Temple.

The existing accommodation extends to in excess of 925 square feet and currently comprises of: entrance porch, reception hallway, lounge with bay window to front elevation, kitchen, handy boot room two double bedrooms and a three-piece bathroom room.

Externally, the plot affords well-proportioned gardens to the front and rear, which benefit from an excellent degree of privacy, as well as a detached garage. Available with the benefit of no onward chain.





