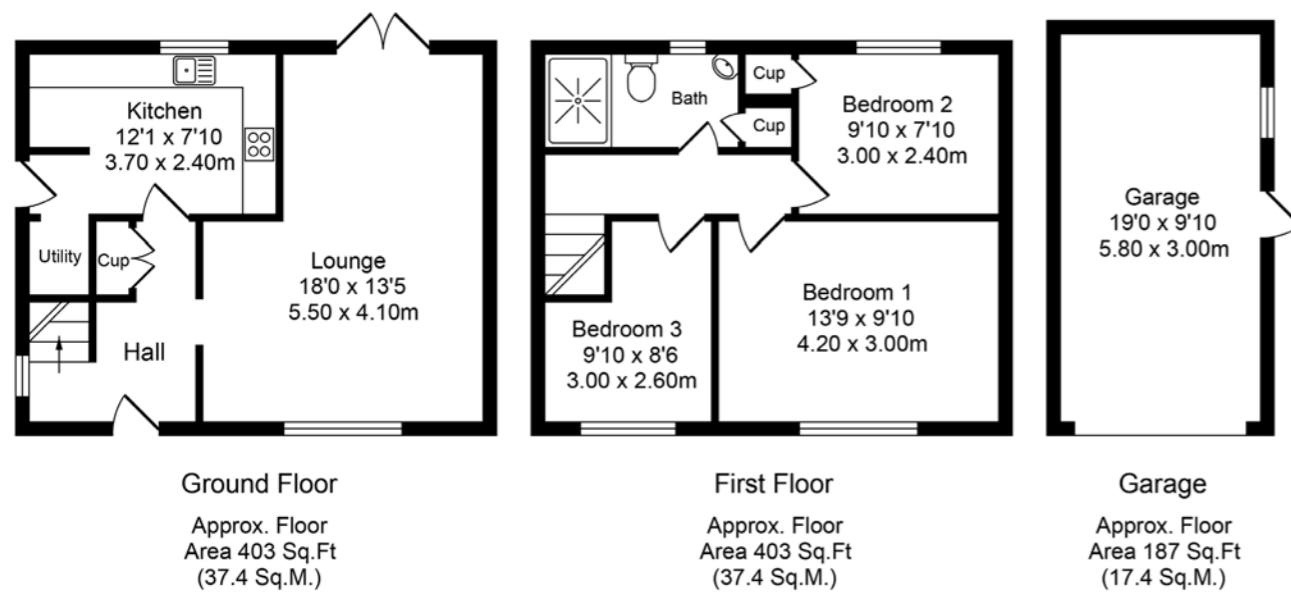




**Chorley:** 01257 241173  
**Ormskirk:** 01695 570102  
**Parbold:** 01257 442789  
**Southport:** 01704 778668  
[arnoldandphillips.com](http://arnoldandphillips.com)

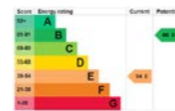
**Total Approx. Floor Area 993 Sq.ft. (92.2 Sq.M.)**

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 .....  
 Council Tax Band: .....

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](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 information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



This semi-detached property presents a unique opportunity for expansion with the appropriate planning permissions.

Upon entering, you're greeted by an inviting hallway leading to a comfortable lounge dining room and a well-appointed kitchen with a practical utility room.

Upstairs, three bedrooms and a family shower room await.

Outside, a spacious driveway accommodates multiple cars and there's a detached garage. The rear features a patio, lawned garden, and offers privacy.

This property is in a popular village location and close to pubs, bars, restaurants, bespoke cafes, shops and good primary and secondary schools. Transport links make this location sought after with a local train station, regular bus route and easy access to motorway networks.

An early viewing is highly recommended to secure this fantastic property.





**KEY FEATURES**

- Semi Detached Home
- Three Bedrooms
- Circa 993 Square Feet
- Lounge Dining Room
- Driveway Parking
- Garage
- Village Location
- Great Transport Links







