

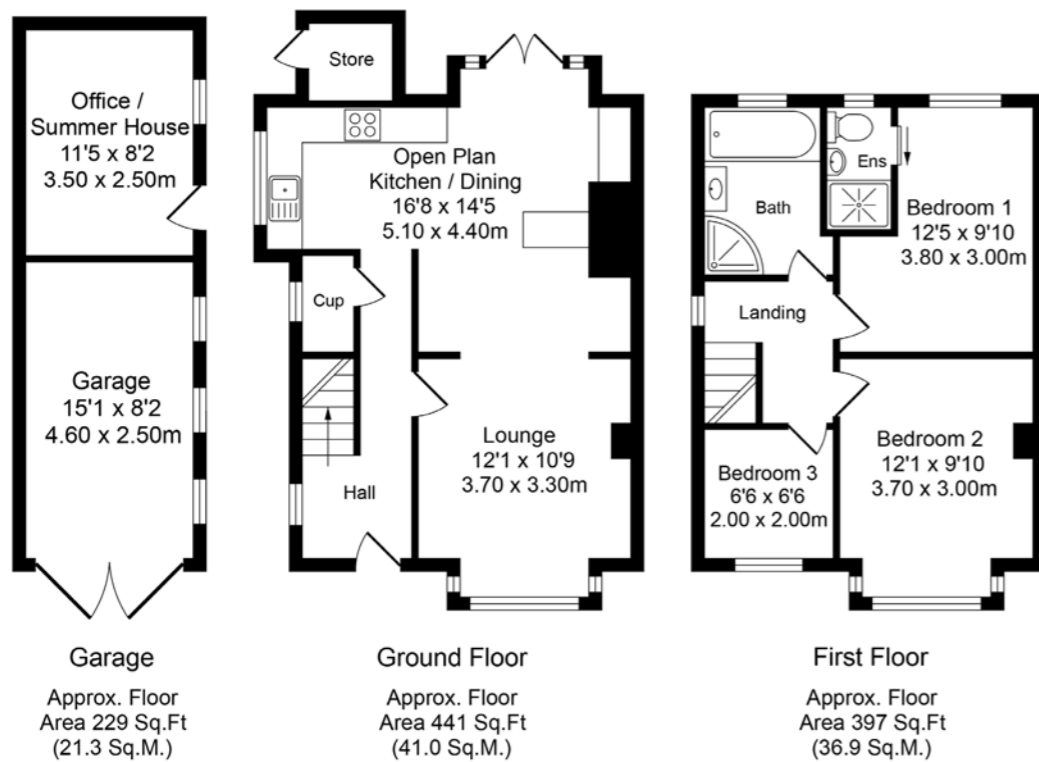


Ormskirk: 01695 570102  
arnoldandphillips.com

Southport: 01704 778668  
Chorley: 01257 241173

**Total Approx. Floor Area 1067 Sq.ft. (99.2 Sq.M.)**

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



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: B

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



Nestled in a highly desirable location, this charming semi detached home exudes traditional style and appeal. Meticulously renovated and decorated the property offers a spacious floorplan spanning approximately 999 square feet.

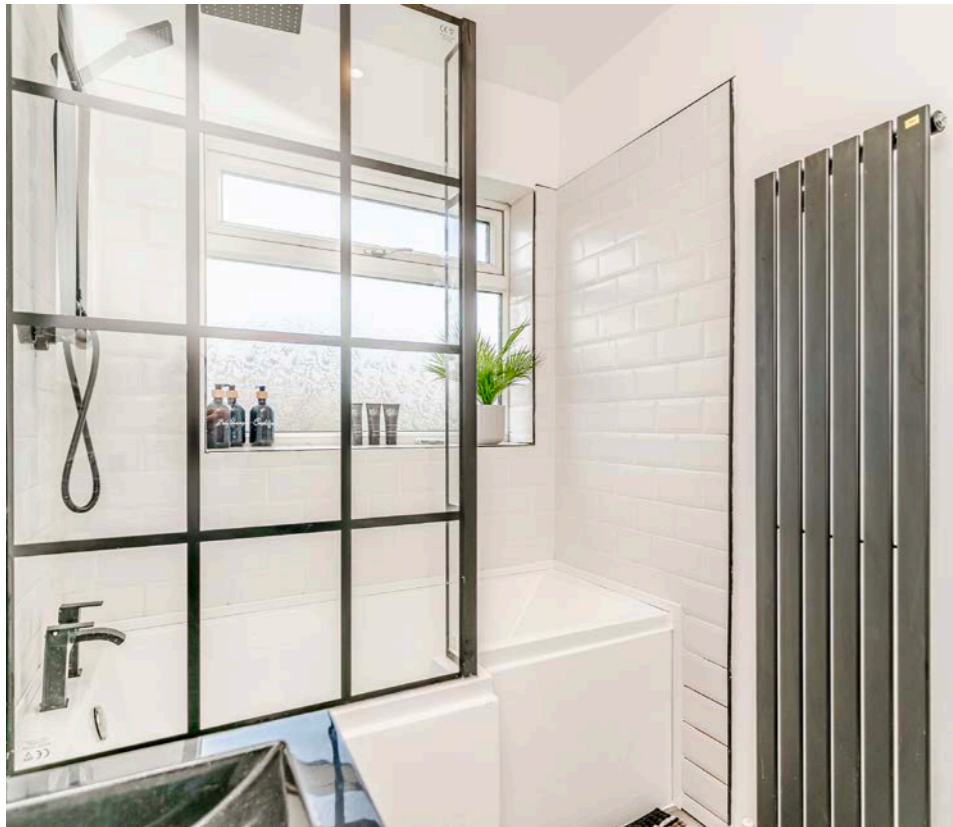
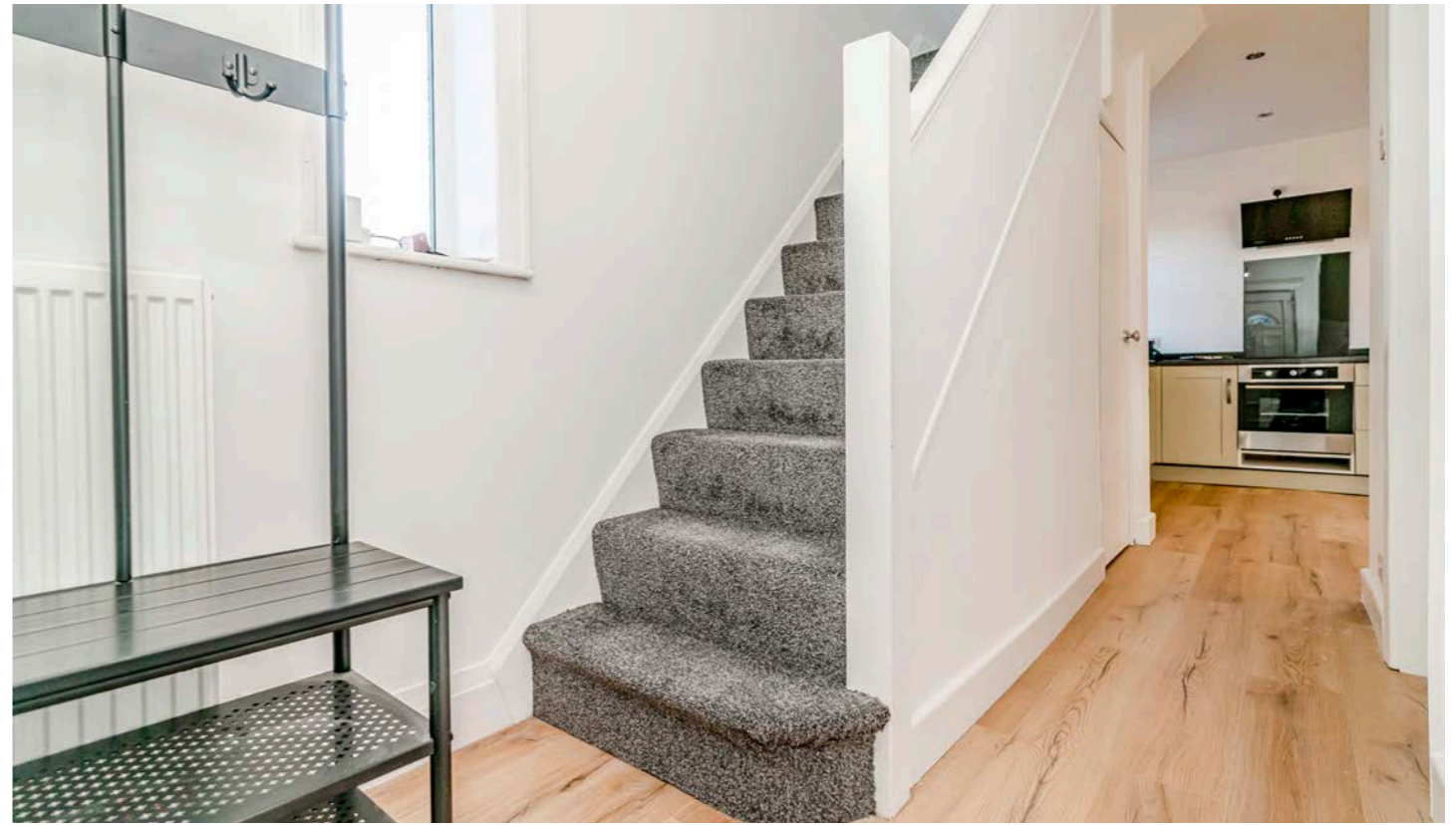
Upon entering, you are greeted by an inviting hallway leading to both the lounge at the front with a beautiful bay window and a dining kitchen at the rear, all open plan which is lovely and spacious. The kitchen boasts elegant light shaker units, modern integrated appliances, and stylish countertops, all complemented by light oak flooring on the ground floor.

Upstairs, three bedrooms await, including two doubles and a single. The master bedroom features a modern ensuite shower room, while the family bathroom is fitted with contemporary furnishings. With its move-in ready condition, this home offers a seamless transition for new owners.

Outside, the property features a garden at the front, ample driveway parking, and a spacious rear garden with a large detached garage ideal for vehicles or storage.

Situated in a prime location, the home is conveniently located near bus and train services, as well as motorway links. The vibrant town center offers a plethora of amenities, from bespoke shops and restaurants to cafes and trendy bars, ensuring a lively and convenient lifestyle for residents.





KEY FEATURES

- Stunning Semi Detached Home
- Fully Renovated
- Three Bedrooms with Ensuite to Master Bedroom
- Circa 1067 Square Feet
- Open Plan Family Living
- Stylish Kitchen
- Ample Driveway Parking
- Spacious Rear Garden
- Large Detached Garage
- Great Location





