

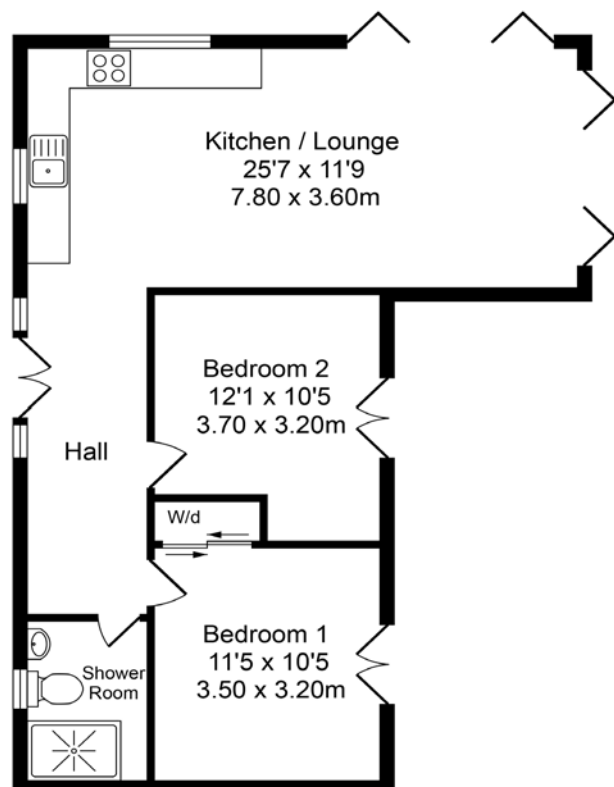


Chorley: 01257 241173  
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**Total Approx. Floor Area 701 Sq.ft. (65.1 Sq.M.)**

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

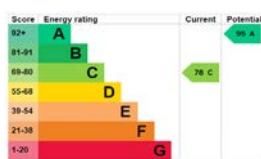


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Tenure: We are advised by our client that the property is Freehold  
Council Tax Band: C

Every care has been taken with the preparation of 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.





Situated on a spacious plot with electric entrance gates for privacy and security, this contemporary home is perfect for any generation, especially for an elderly couple with its single-level layout and proximity to the town centre.

Upon entering, you are greeted by a beautiful family room with bifold doors leading out to the garden. The kitchen is equipped with modern units, integrated appliances, and a dining area.

Two double bedrooms, both with French windows, offer flexibility with one currently used as a cosy second reception room. The bathroom features a classic white vanity sink, WC, and shower enclosure.

Outside, the property boasts a large garden with a patio and a plethora of trees and shrubs. The convenient location near transport links, shops, cafes, and restaurants adds to the appeal of this home.

To truly appreciate all that this property has to offer, a viewing is a must.







**KEY FEATURES**

- Contemporary Modern Home
- Two Double Bedrooms
- Circa 701 Square Feet
- Modern Family Living
- Tastefully Decorated
- Gated Access
- Large Garden
- Driveway Parking
- Close to Town Centre













