

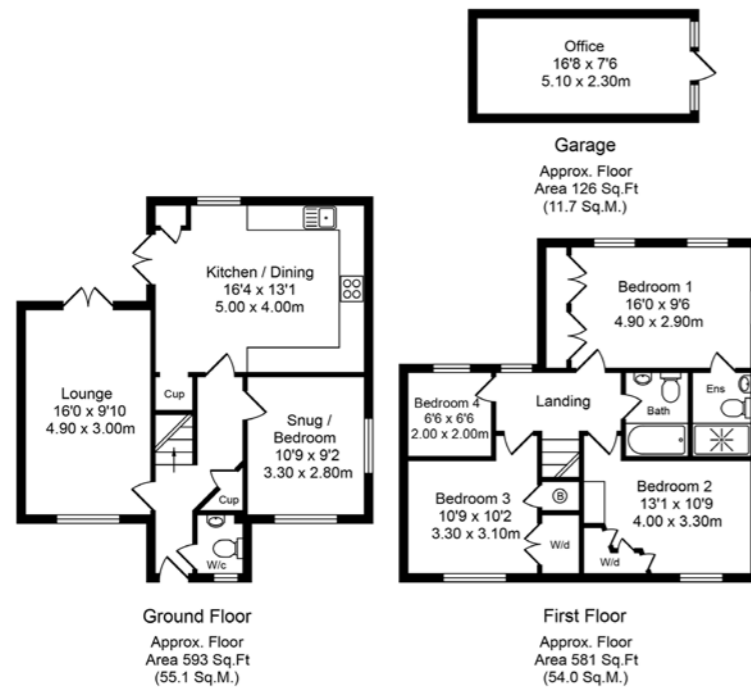


**Chorley:** 01257 241173  
**Ormskirk:** 01695 570102

**Parbold:** 01257 442789  
**Southport:** 01704 778668  
 arnoldandphillips.com

**Total Approx. Floor Area 1300 Sq.ft. (120.8 Sq.M.)**

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



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](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.

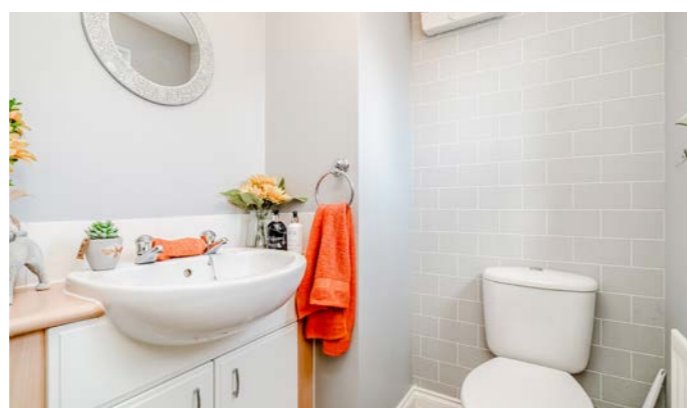
Situated on a generous corner plot, this charming detached home offers a spacious floor area of approximately 1143 square feet. Nestled within a highly sought-after development, this property boasts convenient access to transportation, schools, and amenities. The surrounding area is rich with shops, cafes, and popular food stores.

Upon entering, you are greeted by an inviting hallway which has hard wearing quality Karndean flooring laid in a fashionable herringbone style, there is also a convenient cloaks/WC. The lounge features French doors that open to the rear garden, while the dining kitchen showcases modern white units and integrated appliances and boasts French doors, letting in lots of natural light. Additionally, the ground floor includes a versatile second reception room, currently utilised as a bedroom/office.

Upstairs, four bedrooms await, three double and one single, with the master offering an ensuite shower room. A family bathroom with a white suite, bath, and overhead shower completes this level.

Outside, is a double fronted garden and a driveway lead to a detached garage, which has been cleverly converted into a dog grooming business with water and electricity. The rear garden is a delightful low-maintenance space, with stylish porcelain tiles on the patio perfect for relaxation and entertaining. This outside area also benefits from electrics and an outside tap.

A Fantastic family home and a great business opportunity.





**KEY FEATURES**

- Lovely Detached Family Home
- Four/Five Double Bedrooms
- Circa 1143 Square Feet
- Corner Plot
- Spacious Lounge
- Modern Dining Kitchen
- Driveway Parking
- Low Maintenance Rear Garden
- Business Opportunity









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