



Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com



TOTAL: 3060 sq. ft, 284 m2
 FLOOR 1: 1652 sq. ft, 153 m2, FLOOR 2: 1007 sq. ft, 94 m2, FLOOR 3: 401 sq. ft, 37 m2
 EXCLUDED AREAS: GARAGE: 165 sq. ft, 15 m2, PORCH: 30 sq. ft, 3 m2, LOW CEILING: 252 sq. ft, 24 m2
 Measurements Are Calculated By Cubicasa Technology, Deemed Highly Reliable But Not Guaranteed.

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

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. 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.



Prepare to be amazed by this modern three storey detached home that is sure to impress all who see it. Boasting five/six spacious bedrooms, this sought-after property is perfect for commuters with its close proximity to the motorway network and amenities such as schools and a railway station, a perfect location for a luxury family home.

The luxurious family home features a grand entrance hallway, a formal lounge, gym, and a sensational family room with a contemporary kitchen with modern light coloured units, an enviable island hosting the induction hob and seating. The kitchen boasts high end countertops and integrated appliances, a dining area which easily accommodates eight people, a cosy lounge area, and a games area with a bar and bifold doors for an indoor-outdoor vibe. The ground floor also includes a laundry room and cloakroom for convenience.

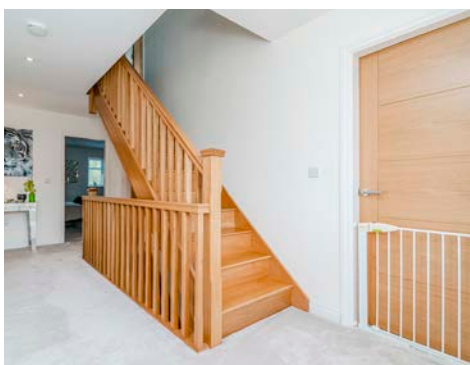
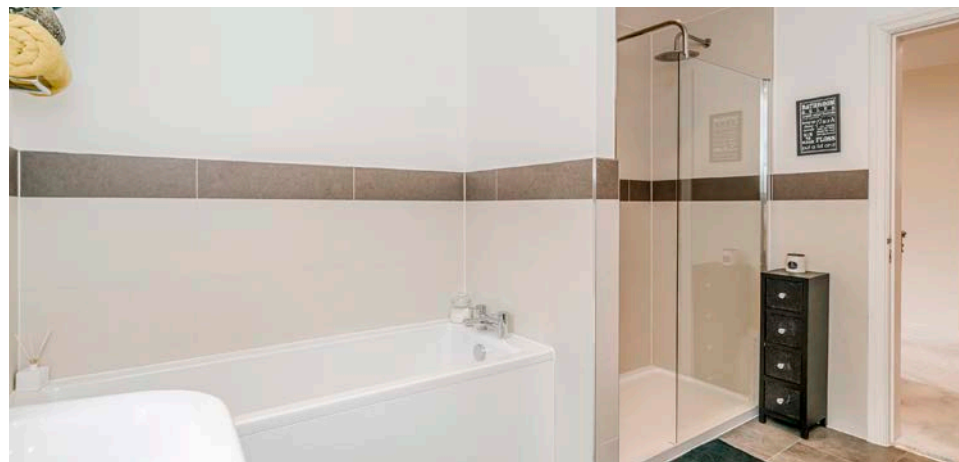
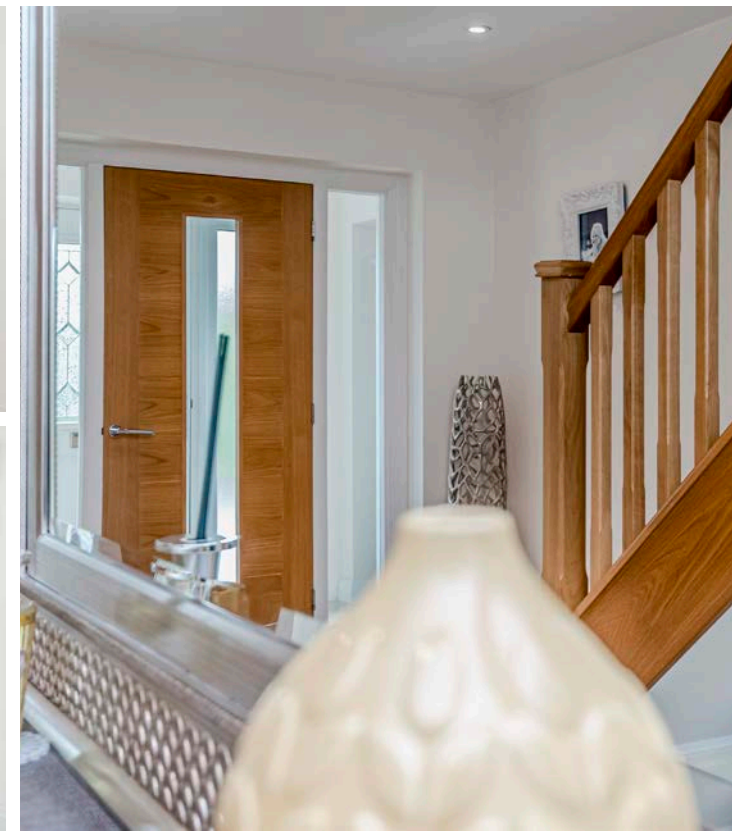
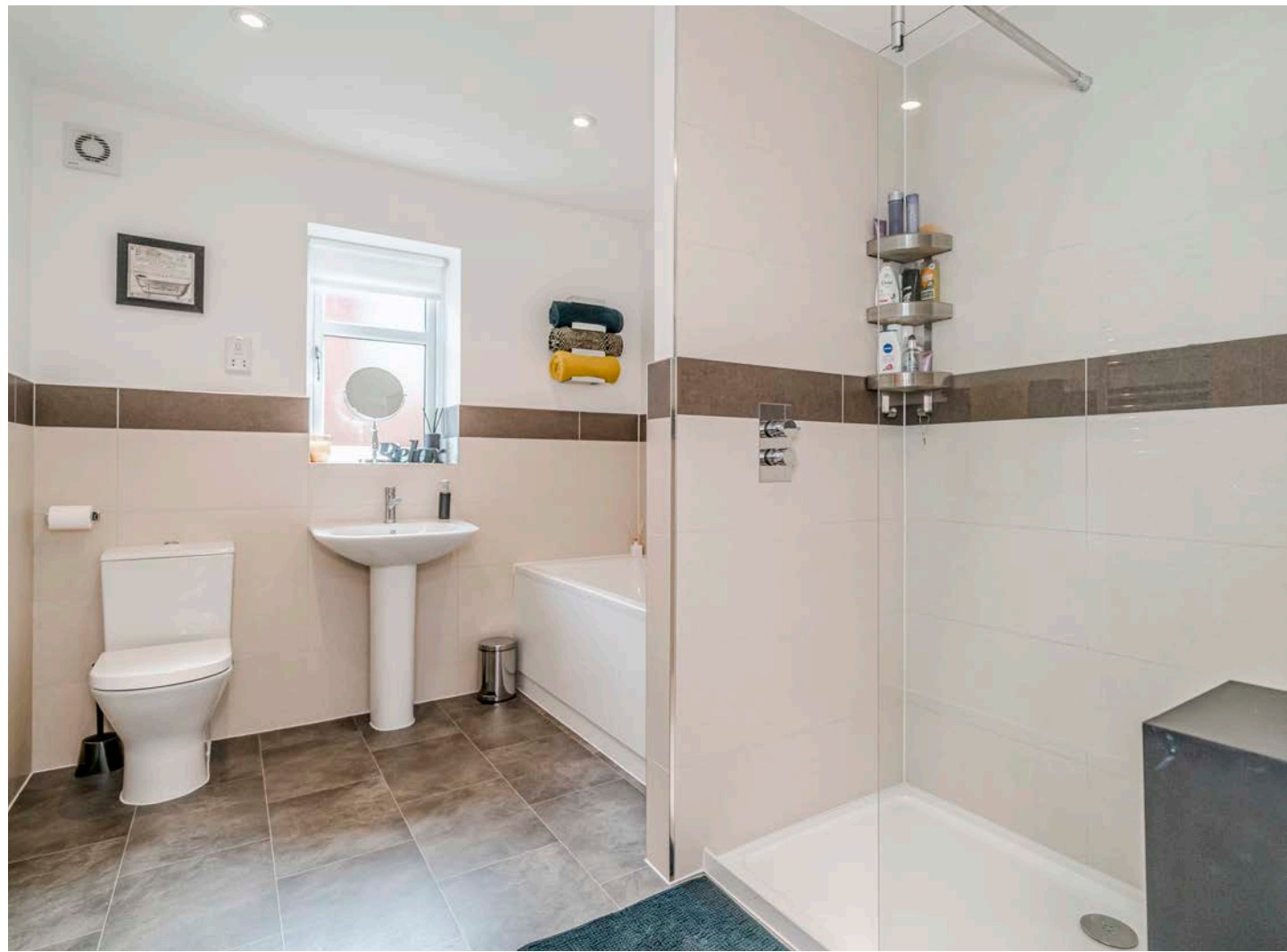
Upstairs, the first floor offers three large bedrooms, including a master with an ensuite and large dressing area, a second bedroom with an ensuite, and a third bedroom with access to a family bathroom. There is also potential for an additional bedroom.

The second floor boasts two spacious bedrooms that share an additional shower room. Both bedrooms and the landing benefit from Velux rooflights which enables lots of natural light to flood in.

Outside, the property features ample driveway parking, a garage, and an immaculate well maintained garden with circular decking, a neat paved patio, and an array of shrubs and plants around the borders.

This turnkey home is ready for its new owners, boasting a tastefully decorated interior and immaculate exterior. No need for any update, simply move in and enjoy the stylish decor and well maintained grounds of this forever family residence.





KEY FEATURES

Immaculate Detached Home

Three Storey

Five/Six Spacious Bedrooms
with Ensuite and Dressing
Room to Master

Circa 3060 Square Feet

Good Sized Formal Lounge

Amazing Family Room

Ample Driveway Parking

Garage

Well Maintained Gardens

Great Location

Close to Transport Links



