



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



TOTAL 1750 SQ FT



Floor 1



Floor 2



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.



Nestled within a secluded cul de sac off a private road, this property sits on a large plot and is perfectly situated for family living. You access the development through the gates of Shaw Hill Golf Resort and Spa Hotel, into an exclusive development of individually built unique houses. Positioned near the first tee of one of the finest golf courses in the area, this spot is perfect for the discerning golfer who seeks a short walk to reach their desired destination.

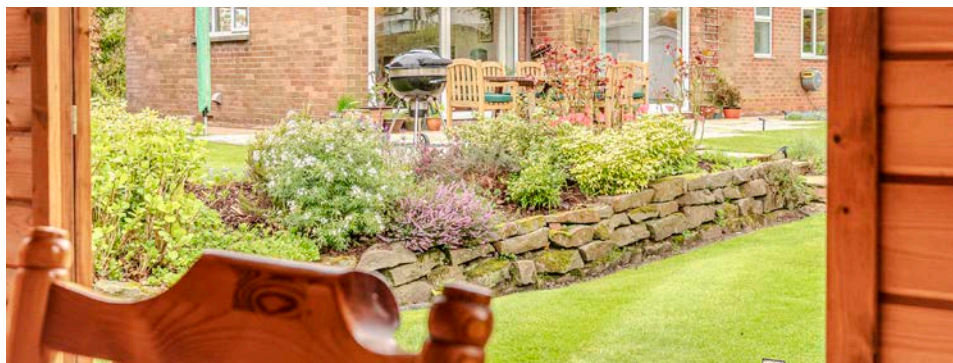
With approximately 1750 square feet of living space, the property includes an impressive entrance hallway, a large lounge, dining room, and a dining kitchen, four double bedrooms and two bathrooms. The sunny lounge has a feature fireplace and expansive patio doors looking over part of the garden. The separate dining room easily accommodates a large family and this also boasts patio doors. There is an office at the front of the property that could be used as a snug/music room or playroom. The kitchen is an oak shaker style and has a breakfast bar and plenty of integrated appliances. Leading off the kitchen is a laundry room, great for keeping your kitchen clutter free. The ground floor is rounded off with a cloakroom/WC.

Upstairs, you'll find four bedrooms, all doubles, with the master benefiting from an ensuite, there is also a good sized family bathroom.

The residence is very privately located at the end of the cul de sac, with a front garden, expansive driveway, and a detached garage, a beautiful Summerhouse and a well maintained established garden with a raised patio.

Located in the sought-after Whittle le Woods area, residents can enjoy easy access to Shaw Hill Country Club and Golf Course, as well as excellent commuter links via the nearby M6, M61, and M65 motorways. The stunning countryside of Cuerden Valley is just a stone's throw away, offering plenty of walking routes for outdoor enthusiasts.





KEY FEATURES

- Attractive Detached Home
- Large Plot
- Exclusive Development
- Circa 1750 Square Feet
- Four Double Bedrooms
- Stunning Gardens
- Expansive Driveway
- Detached Garage
- Sought After Area
- Great Transport Links













THE LUXURY PROPERTY SPECIALISTS

Shaw Hill, Whittle-Le-Woods

A&P