

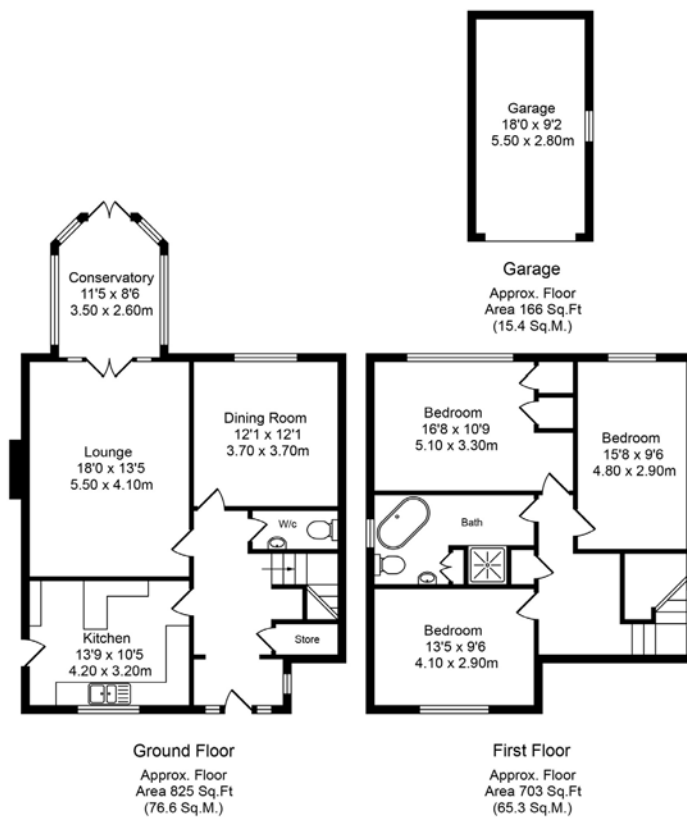


**Chorley:** 01257 241173  
**Ormskirk:** 01695 570102

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

**Total Approx. Floor Area 1694 Sq.ft. (157.3 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 Freehold  
 Council Tax Band: E

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.





Nestled in a sought-after development, this meticulously maintained detached home boasts a charming exterior that is sure to catch your eye. The front of the property features a beautifully manicured garden and a spacious driveway.

As you step inside the inviting hallway, you are greeted by a modern kitchen equipped with sleek units, a stylish range oven, and integrated appliances. To the rear of the home, there is a formal dining room and a generous lounge with a chic fireplace and wood burner. Through the French doors, you will find a delightful conservatory with an insulated roof and heating, offering a bright and airy space to enjoy the lush private garden with mature trees, plants, and shrubs. The ground floor also includes a convenient cloakroom/WC.

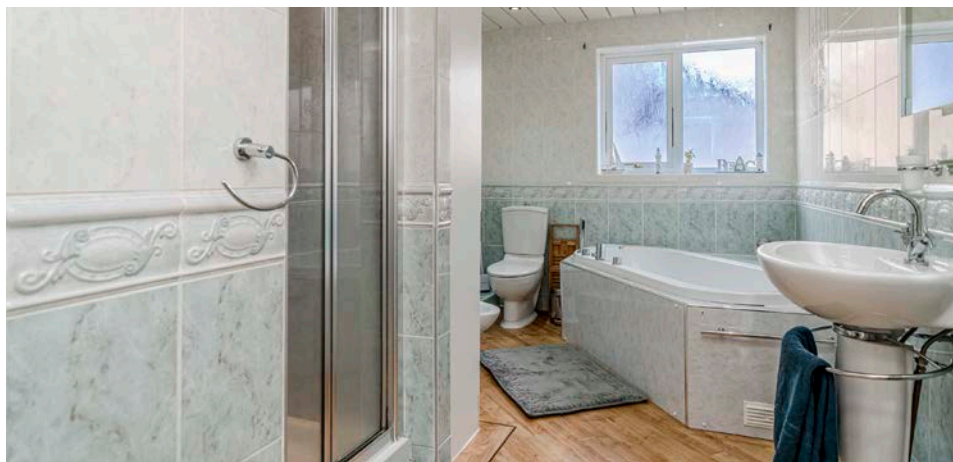
Upstairs, the three bedrooms are generously sized, with two featuring fitted wardrobes. The family bathroom is larger than most, featuring a bath, separate shower cubicle, sink, bidet, and WC.

Outside, a detached garage with a pitched roof sits at the end of the driveway, while the large east-facing rear garden boasts a lovely paved patio.

With planning permission for an extension, this property in a village setting is perfect for either a couple or a family looking for their ideal home.







### KEY FEATURES

- Well Maintained Detached Property
- Three Well Proportioned Bedrooms
- Circa 1694 Square Feet
- Modern Kitchen
- Cosy Lounge
- Conservatory
- Large Rear Garden
- Ample Driveway Parking
- Detached Garage
- Village Location













