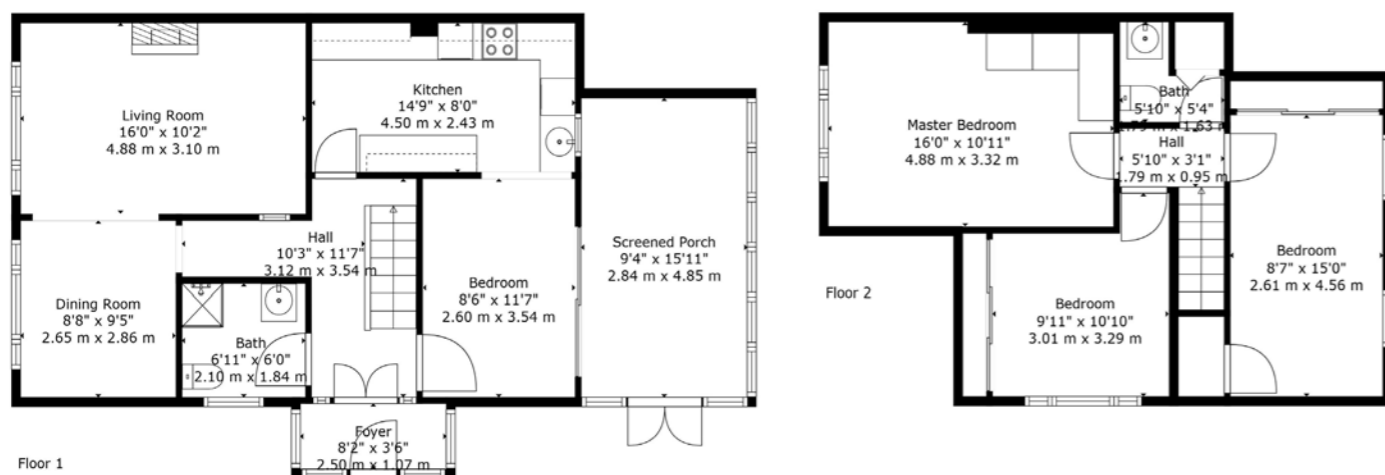




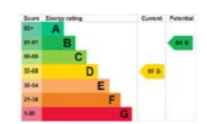
Chorley: 01257 241173 **Parbold:** 01257 442789
Ormskirk: 01695 570102 **Southport:** 01704 778668
 arnoldandphillips.com



TOTAL: 1174 sq. ft, 109 m2
 FLOOR 1: 651 sq. ft, 60 m2, FLOOR 2: 523 sq. ft, 49 m2
 EXCLUDED AREAS: SCREENED PORCH: 148 sq. ft, 14 m2
Measurements Are Calculated By Cubicassa Technology. Deemed Highly Reliable But Not Guaranteed.

Tenure: We are advised by our client that the property is Leasehold
 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. 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.



This three-bedroom semi-detached home is situated in a highly sought-after location with easy access to amenities and transportation options. While some modernisation and renovations are needed, this property offers a fantastic opportunity to create a beautiful family residence.

Upon entering through the side entrance porch, you are greeted by a hallway that provides access to all rooms on the ground floor. The front of the house features a spacious dining room that flows into a living room with a lovely fireplace. The galley kitchen is equipped with light-coloured units, leading to another room currently used as a bedroom through an archway. Adjacent to this room is a sunroom, serving as a second lounge area, and completing the ground floor is a large wet room.

Upstairs, you will find three double bedrooms, two of which include fitted wardrobes, as well as a shower room.

Outside, there is a generous driveway and garage, while the rear of the property boasts an easy-to-maintain garden with artificial lawn, decking, and a gravel section - perfect for relaxing or entertaining. Plenty of space to enjoy outdoor living.





KEY FEATURES

- Good Sized Semi Detached Home
- Three Double Bedrooms
- Circa 1174 Square Feet
- Spacious Lounge
- Dining Room
- Sunroom
- Easy Maintainable Rear Garden
- Driveway Parking
- Garage
- Popular Location







