



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



TOTAL: 1902 sq. ft, 177 m2
 FLOOR 1: 1325 sq. ft, 123 m2, FLOOR 2: 577 sq. ft, 54 m2
 EXCLUDED AREAS: GARAGE: 295 sq. ft, 27 m2, PATIO: 550 sq. ft, 51 m2
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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

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.



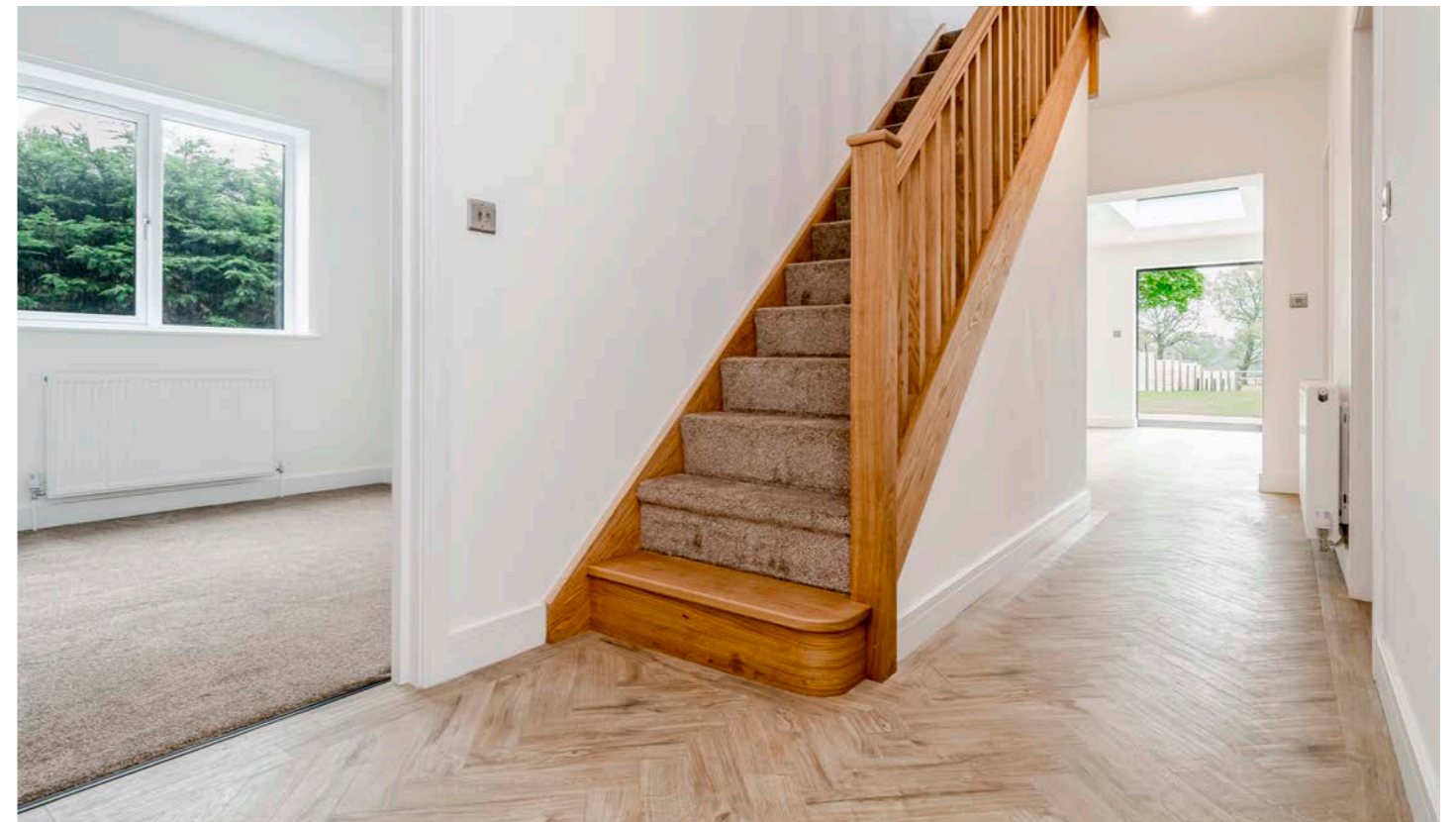
This exquisite detached home has undergone a tasteful extension, adding a second floor to the property. Situated on just over a quarter of an acre, it boasts stunning countryside views.

With no chain, this property is ready for immediate occupancy. The ground floor features an entrance hallway, lounge, utility room, bathroom, three bedrooms, and a spacious open plan family room with a dining kitchen. The modern kitchen is equipped with underfloor heating and top-of-the-line Neff appliances, including a tilt and slide oven, hob, integrated fridge, dishwasher, wine cooler, and Frankie hot and cold tap. The convenient utility room includes an integrated washer dryer and houses the 40kw combi boiler.

Upstairs, there are two bedrooms - the master bedroom with an ensuite and dressing room, and the second bedroom also with an ensuite. Both bedrooms offer breathtaking views. Additional features of the property include chrome USB sockets throughout, an alarm system covering both the house and garage.

Externally to the front is a decent size garden, driveway providing ample off road parking and a great size detached garage, directly from the kitchen area is a delightful patio area which in turn leads to a large garden all providing you with stunning countryside views.





KEY FEATURES

Stunning Extended Detached Home

NO CHAIN

Circa 1902 Square Feet

Five Good Sized Bedrooms with Ensuite and Dressing Room to Master Bedroom

Open Plan Family Room

Modern Kitchen with Quality Appliances

Amazing Views

Set on Over a Quarter of an Acre

Ample Driveway Parking

Detached Garage









