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 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173



TOTAL: 2308 sq. ft, 214 m²
 FLOOR 1: 870 sq. ft, 81 m², FLOOR 2: 1048 sq. ft, 97 m², FLOOR 3: 390 sq. ft, 36 m²
 EXCLUDED AREAS: GARAGE: 199 sq. ft, 18 m², FIREPLACE: 3 sq. ft, 0 m², LOW CEILING: 140 sq. ft, 13 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.



Nestled on a prime corner lot, this remarkable standalone residence boasts lush private gardens wrapping around the back and sides, creating a tranquil oasis with the presence of mature trees lending a sense of seclusion.

Internal inspection is highly recommended and will reveal immaculate three storey living space finished to a very high standard throughout with tasteful decor and quality fixtures and fittings. The home covers an impressive 2308 square feet and offers a flowing floor plan which is suited perfectly to everyday family living.

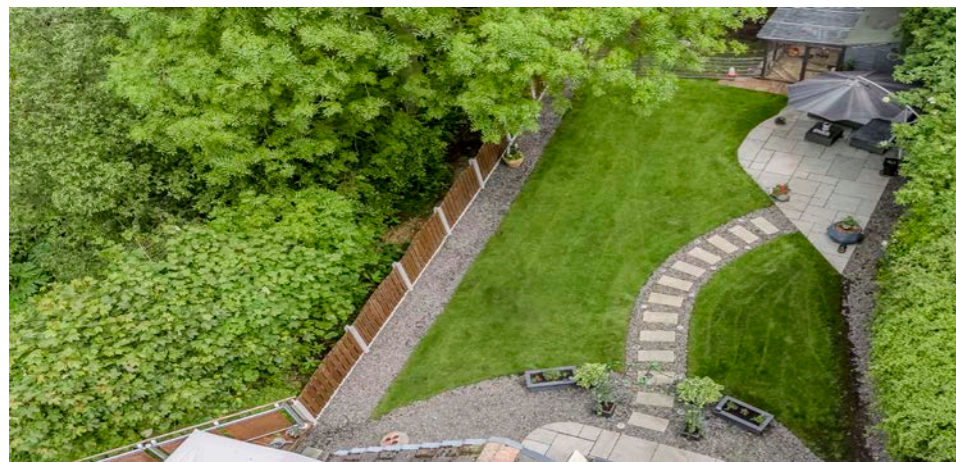
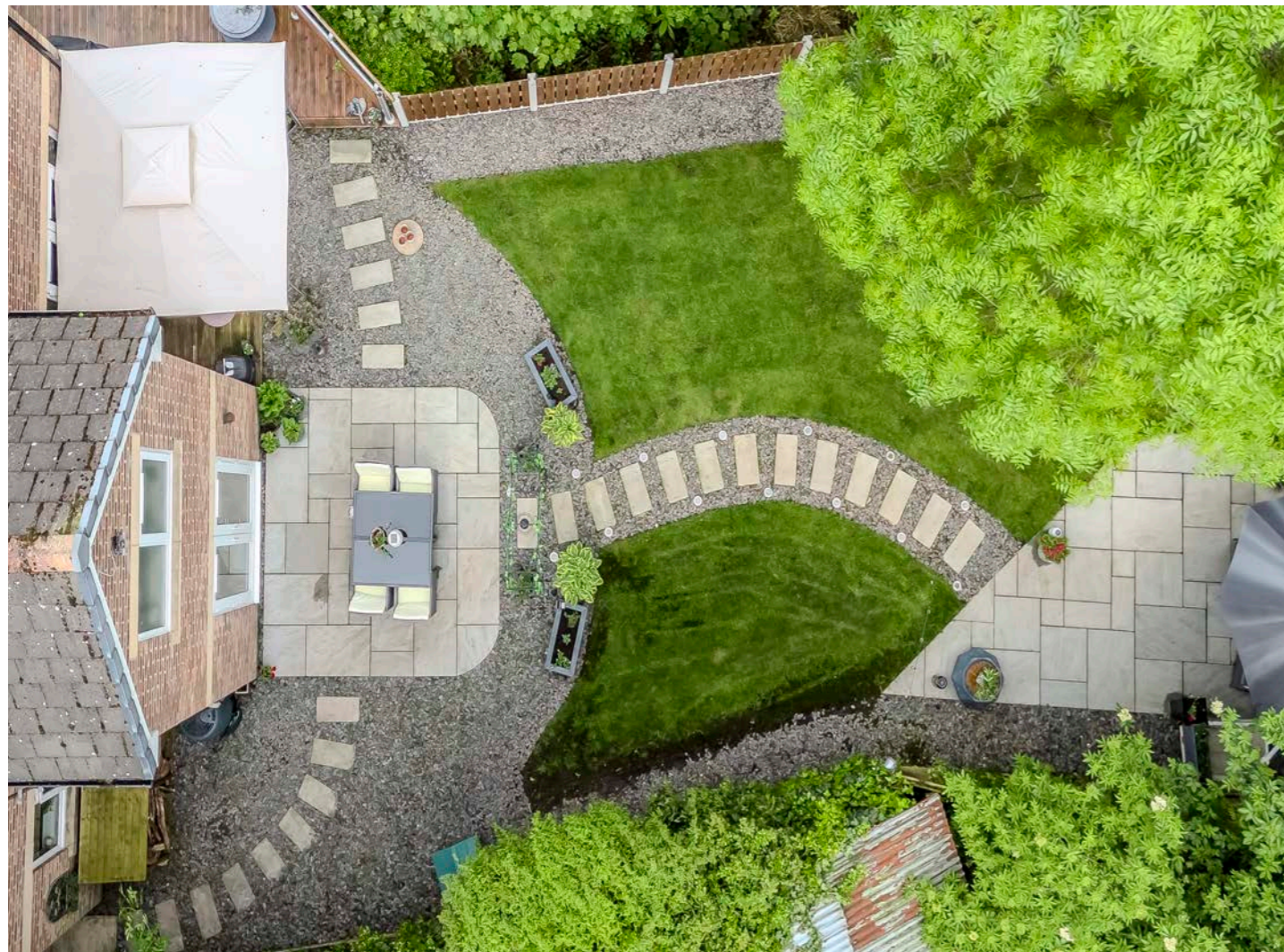
Accommodation highlights briefly include a welcoming entrance, a large lounge with double aspects due to the large front window and French doors at the rear, and a cosy wood burning stove. The fabulous open plan family dining kitchen and living area offers a wonderful space in which to entertain and includes an array of quality Siematic fitted units with ample workspace, high quality worksurfaces, integrated Neff and Miele appliances including hob, a bank of ovens/microwave, twin fridge freezers, steamer and plenty of space for a dining area. This room is lovely and bright and benefits from French doors overlooking the beautiful garden. The ground floor is rounded off with a snug/tv room which could be utilised as an office, a practical utility room and a handy two-piece cloaks/wc.

The first floor leads to a master bedroom with fitted wardrobes, a dressing room, a three-piece en-suite shower room. There are a further three bedrooms with the second largest also boasting an ensuite shower room, along with a stunning modern four-piece family bathroom which features a freestanding bathtub, a sleek walk in shower, a stylish sink and WC, all complemented by coordinating tiles on both the walls and the floor.

The second floor of the house includes two extra bedrooms which share a family bathroom.

Externally there is a large rear garden with a mixture of lawn, paved patios, and decking, lots of space to sit and relax. At the front is ample driveway parking, a double garage with an up and over door and an electric car charging point at the side of the garage.





KEY FEATURES

- Stunning Three Storey Detached Home
- Six Spacious Bedrooms-Two with Ensuites
- Circa 2308 Square Feet
- Large Lounge
- Modern Kitchen/Dining/Family Room
- Beautiful Gardens
- Ample Driveway Parking
- Attached Double Garage
- Great Location









