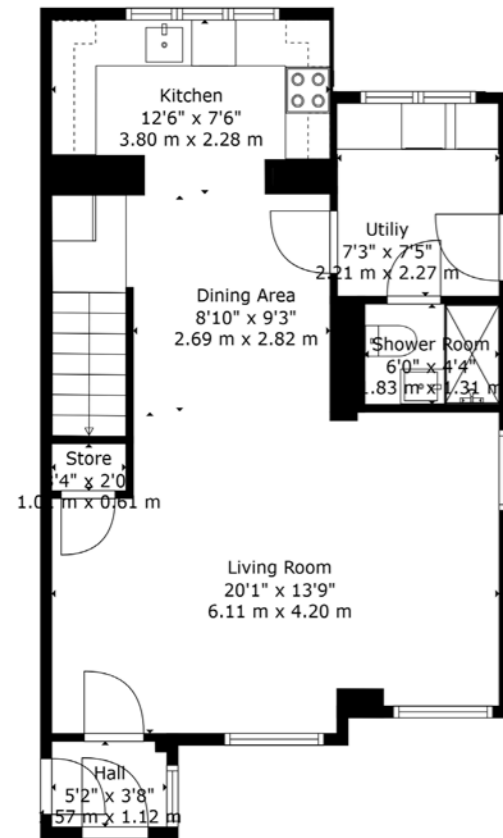




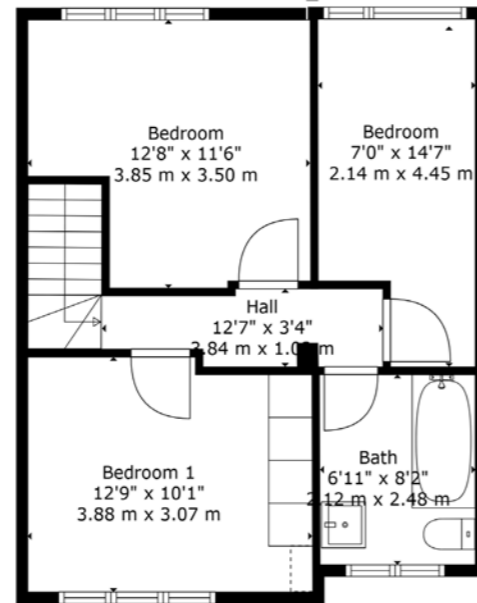
Ormskirk: 01695 570102  
arnoldandphillips.com

Southport: 01704 778668  
Chorley: 01257 241173

**ARNOLD & PHILLIPS**  
ESTATE AGENTS



Floor 1



Floor 2

**TOTAL: 1134 sq. ft, 105 m2**  
FLOOR 1: 627 sq. ft, 58 m2, FLOOR 2: 507 sq. ft, 47 m2  
EXCLUDED AREAS: LOW CEILING: 20 sq. ft, 2 m2  
Floor Plan Created By Cubicasa App. Measurements 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 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](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.

THE LUXURY PROPERTY SPECIALISTS

Middlebrook Drive, Lostock  
Offers Over £299,995

A&P

Arnold & Phillips are delighted to be instructed with the sale of this modern semi detached family home which is a fantastic opportunity the property is situated on the ever popular residential estate of Middlebrook Drive and is ideally placed for all local amenities to include shops, schools and commuting access.

The property is in the process of being renovated and is just waiting for someone to complete the project and put their own stamp on this spacious family home. In brief it comprises of entrance porch, open plan lounge, dining kitchen with a utility room and a handy ground floor shower room. To the first floor there are three bedrooms and modern three piece family bathroom. The property also benefits from gas central heating, double glazing, gardens to front and rear and driveway to provide off road parking.

One enters the property by the vestibule and enters the lounge which is light and spacious, this then flows to the dining area then into a modern kitchen which is fitted with a range of modern wall and base units and contrasting work surfaces. To round the ground floor off is a handy utility room and a shower room.

As we proceed to the first floor via the staircase we are welcomed by three good size bedrooms and a modern three piece family bathroom comprising of bath with shower over, W/c and a vanity sink unit.

Externally the property offers a laid to lawn garden to the front of the property and a driveway for off road parking. To the rear of the property is a perfect space to create a beautiful space for you to relax with family and friends.





KEY FEATURES

- Semi Detached Property
- Three Bedrooms
- Circa 1134 Square Feet
- Open Plan Living
- Potential
- Driveway Parking
- Popular Location
- Close to Amenities
- Fantastic Transport Links







