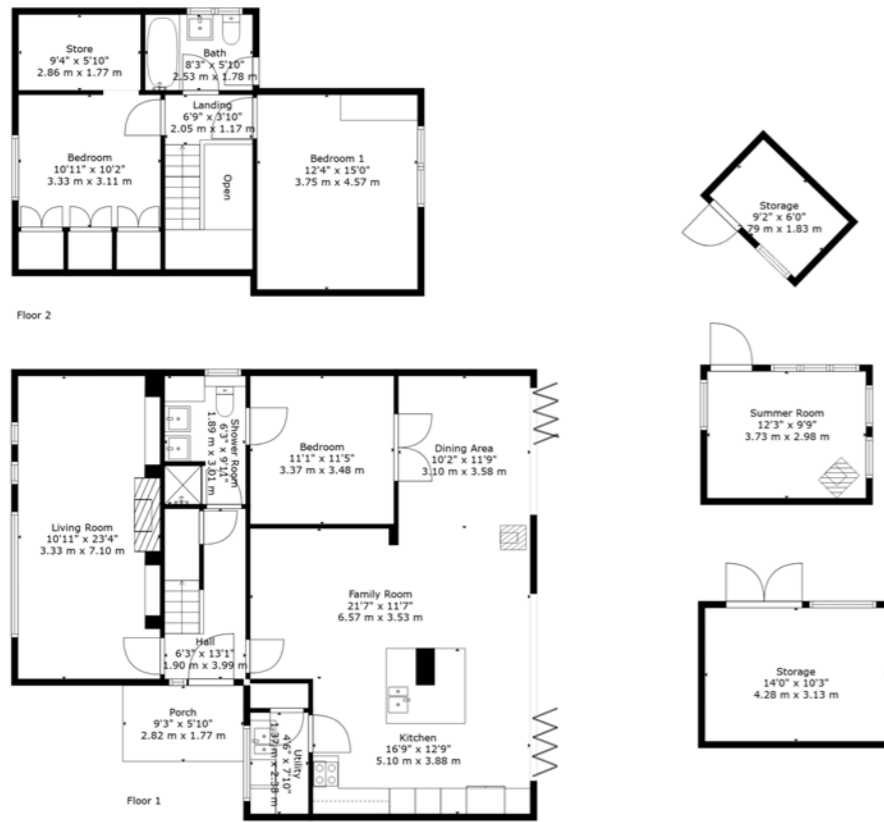




Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173



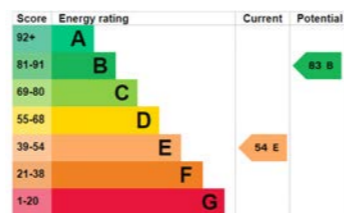
TOTAL: 1672 sq. ft, 155 m2
 FLOOR 1: 1264 sq. ft, 117 m2, FLOOR 2: 408 sq. ft, 38 m2
 EXCLUDED AREAS: PORCH: 54 sq. ft, 5 m2, STORAGE: 199 sq. ft, 18 m2, LOW CEILING: 113 sq. ft, 10 m2,
 OPEN : 24 sq. ft, 2 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Tenure: We are advised by our client that the property is
 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 immaculately presented three bed detached property is sure to be in strong demand, not least due to the fabulous location in which it is situated, but also being of a style and in a price bracket where homes are in short supply. The property has undergone a host of recent improvements under own client's ownership, including a new quality fitted kitchen/dining family room and the lovely spacious lounge and this coupled with the super proportions of the large rear garden with out buildings offer boundless appeal.

Situated within a most convenient and popular location the property is within a few minutes of shops and amenities available locally, as well as offering the commuter ease of travel throughout the North-West, with the M6 and M61 motorways close by, ensuring major commercial centres such as Manchester, Preston and Bolton are within easy reach.

The lovely entrance hallway welcomes visitors and gives access to all ground floor rooms - all of which have beautiful contemporary flooring. The lounge benefits from natural lighting with a picture window to the front and is light, bright and airy. Centred around a lovely media wall with modern fire, the room is perfect for the whole family to relax. The kitchen/dining family room has been finished to a wonderful standard and has a lovely outlook over the garden. The fitted kitchen comes with a comprehensive range of wall and base units with complimentary work surfaces built-in appliances and central island. The spacious dining area flows into a seating area to relax after an evenings entertainment. There is a handy utility which is complete with wall and base units and sink. To round the ground floor off there is a ground floor double bedroom with fitted wardrobes and access to a Jack & Jill three piece shower room. As we proceed to the first floor there are two double bedrooms with fitted wardrobes and a family bathroom.

Externally this property is some what delight with a laid to lawn garden with to the front with mature plants and shrub boarders, paved driveway offering off road parking leading to a single garage. To the rear of the property it is truly deceptive as its only as one starts to step out you can see what a surprise it is from stylish decking area, sun room, out buildings and lawned garden and astro turf areas.





KEY FEATURES

- Immaculate Detached Property
- Three Good Sized Bedrooms
- Circa 1672 Square Feet
- Spacious Open Plan Living
- High End Kitchen
- Beautiful Landscaped Rear Garden
- Sunroom
- Outdoor Bar
- Ample Driveway Parking
- Close to Amenities



