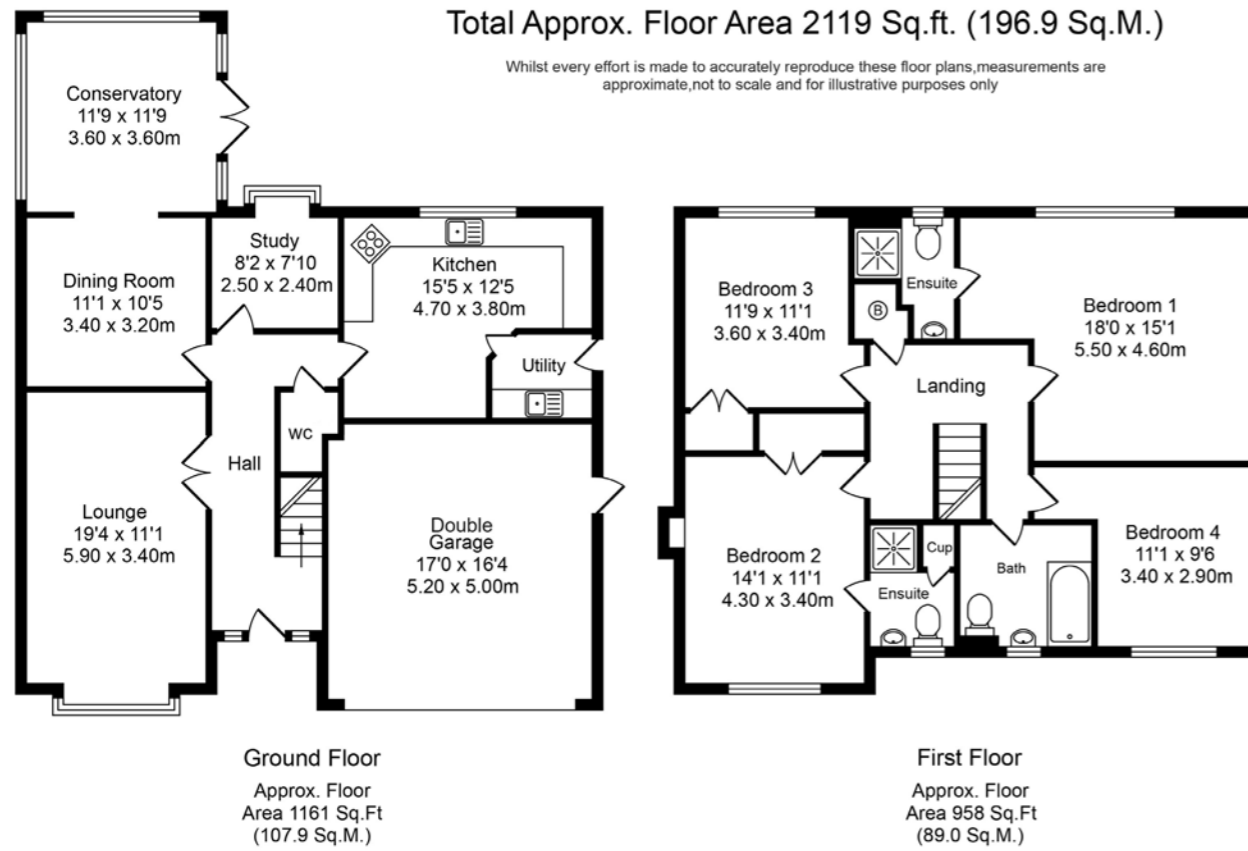




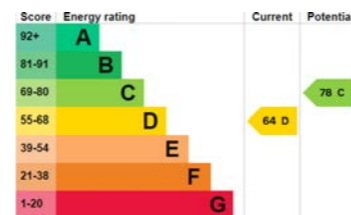
Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173
Parbold: 01257 442789



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

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.



Phillips are thrilled to introduce an exquisite 'Freehold' four-bedroom detached family home located in the highly sought-after St Helens Well in Tarleton, West Lancs.

This stunning property is ideally situated in a quiet cul-de-sac just a short stroll away from the vibrant local village centre offering a variety of amenities and independent retailers. It benefits from excellent transport links and top-rated schools nearby; this home is a little slice of semi-rural living for families looking for a convenient and comfortable lifestyle.

As you approach the property, you are greeted by a spacious private driveway with ample off-road parking and an integrated double garage with electric door. Stepping inside, the main front entrance porch leads you into a bright and airy hallway. The ground floor of the house features a spacious lounge, dining room, generous office/study, conservatory, downstairs toilet and utility room. The centrally located lounge is tastefully decorated and brims with natural light via the large bay window. Next to the lounge is a dining room with French doors leading to the large conservatory that overlooks the peaceful rear garden, with the added extra of a greenhouse to grow your own veg. At the heart of the home is the fully fitted kitchen, integrated appliances, complete with a range of storage options.

Upstairs you will find four double sized bedrooms. The main and second bedrooms both boast en-suite facilities, while the remaining bedrooms share the family bathroom. Two of the bedrooms feature built in wardrobes.

The rear garden, not overlooked, is a private retreat, featuring a great place for outdoor entertaining, a central lawn surrounded by trees and shrubs, and a woodland area at the rear for added privacy. With gas central heating, double glazing, energy saving solar panels, easy clean windows and a high level of finish throughout, this impressive family home offers comfort and style in equal measure.

In summary, this beautifully presented family home in Tarleton offers a rare opportunity to own a truly exceptional property. With its prime location, spacious interiors, and well-maintained exterior, this home is sure to exceed your expectations. Schedule a viewing today to fully appreciate all that this property has to offer.





KEY FEATURES
Attractive Detached Home
FREEHOLD
Four Double Bedrooms Two with
Ensuite
Circa 2119 Square Feet
Light Filled Lounge
Separate Dining Room
Conservatory
SOLAR ENERGY
Non Overlooked Rear Garden for
Entertaining/Family Time
Surrounding Countryside
Driveway Parking
Double Garage
Desirable Location



