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Total Approx. Floor Area 1798 Sq.ft. (167.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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 this Sales Brochure but it is 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. This Sales Brochure does 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 an expansive plot, this semi-detached bungalow is waiting for its new owners to make it their own.

With a floorplan spanning nearly 1800 square feet, it consists of entrance hallway with stairs that lead to the converted loft space. The ground floor features a light and bright lounge with a large bay window and a striking fireplace, as well as a separate dining room with patio doors opening to the rear garden. The kitchen is a standout, boasting cream shaker units, contrasting work surfaces, a central island, an Aga style oven, and a range of integrated appliances, all overlooking the spacious rear garden. The double bedroom offers fitted wardrobes, and the family bathroom includes a bath with an overhead shower.

Upstairs, two additional bedrooms with storage await.

Outside, a gravel frontage and ample driveway provide parking, while the large, well-established garden at the rear offers privacy with mature trees and shrubbery. A detached brick-built double garage is perfect for vehicles or additional storage.

Conveniently located near Leyland's amenities, shops, cafes, and eateries, as well as a railway station and easy access to motorways, this property is a fantastic opportunity for the discerning buyer.





KEY FEATURES

- Semi Detached Bungalow
- Large Plot
- Circa 1798 Square Feet
- Three Spacious Bedrooms
- Light Filled Lounge
- Separate Dining Room
- Stunning Kitchen
- Expansive Rear Garden
- Driveway Parking
- Detached Garage
- Popular Location





