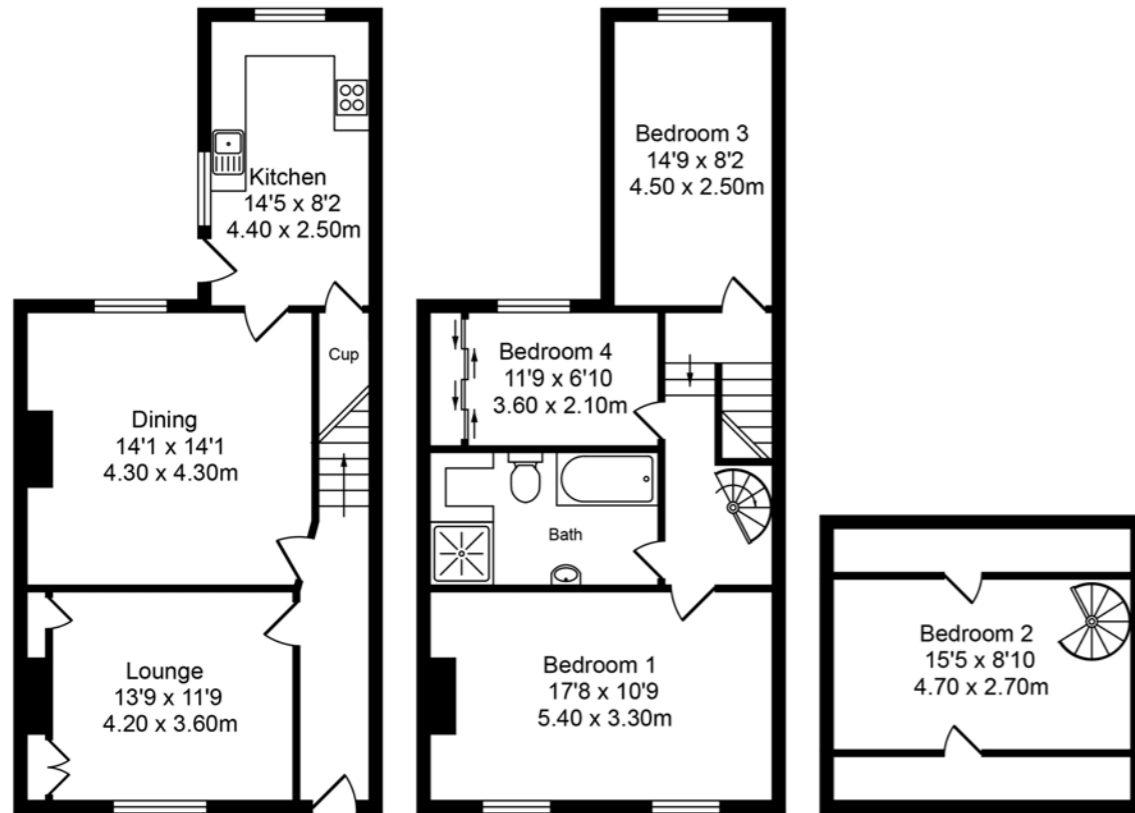




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1361 Sq.ft. (126.4 Sq.M.)

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



Ground Floor
 Approx. Floor Area 572 Sq.Ft (53.1 Sq.M.)

First Floor
 Approx. Floor Area 572 Sq.Ft (53.1 Sq.M.)

Second Floor
 Approx. Floor Area 217 Sq.Ft (20.2 Sq.M.)



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

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 delightful four-bedroom terraced cottage is full of character and charm. With spacious interiors that highlight appealing rustic features, it provides an impressive living space of over 1,361 square feet.

The well-planned layout includes an entrance hallway, a bright and airy living room complete with a lovely fireplace, and a dining room that serves as a wonderful setting for entertaining guests, also featuring its own fireplace. The kitchen is designed for modern living, offering stylish oak cabinets and complementary countertops.

On the first floor, you'll find three cheerful bedrooms alongside a family bathroom equipped with a classic four-piece suite in a timeless white finish, which includes a WC, a pedestal washbasin, a panelled bath, and a walk-in shower. A spiral staircase leads to the third floor, where there is a generous fourth bedroom, complete with eaves storage.

Outside, the property boasts a beautifully paved garden designed for low maintenance, providing a serene space to unwind and enjoy the outdoors. Given the appeal of these charming homes, we anticipate strong interest, so we recommend expressing your interest promptly to avoid missing out.

