

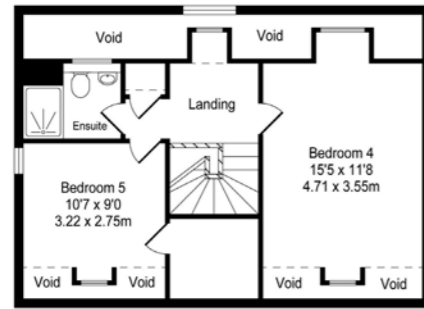


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

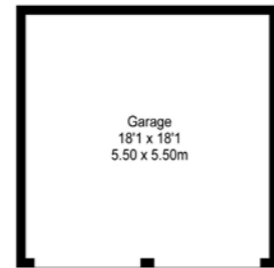
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 2410 Sq.ft. (223.85 Sq.M.)

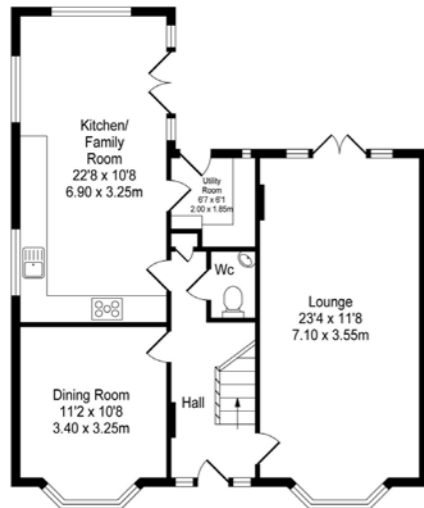
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



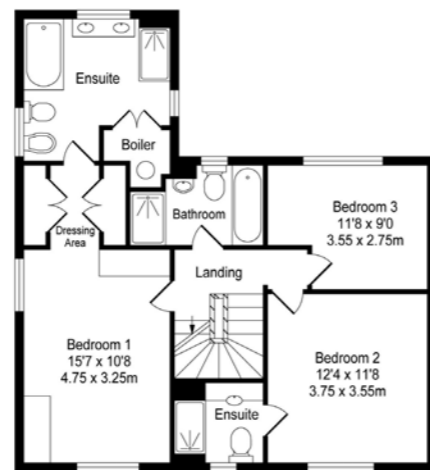
Approx. Floor Area 481 Sq.Ft (44.68 Sq.M.)



Approx. Floor Area 325 Sq.Ft (30.25 Sq.M.)



Approx. Floor Area 829 Sq.Ft (77.06 Sq.M.)



Approx. Floor Area 774 Sq.Ft (71.86 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
 Ground rent: £350 per annum
 Term of Lease: 155 years
 Years remaining on lease: 142 years
 Service Charge: £133.50 per annum
 Council Tax: Band: G

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 stunning three-storey family home in the sought-after village of Ecclestone offers a unique opportunity with its corner plot and planning permission for a detached bungalow annex, providing flexibility for accommodating family members or exploring business possibilities. Spanning over 2000 square feet, the property features a light-filled entrance hallway that leads to a spacious lounge running from front to back, complemented by a bay window at the front and patio doors opening into the garden. Additionally, there is a separate dining room located at the front, and further down the hallway, you'll find the modern dining kitchen family room, leading out to the rear garden.

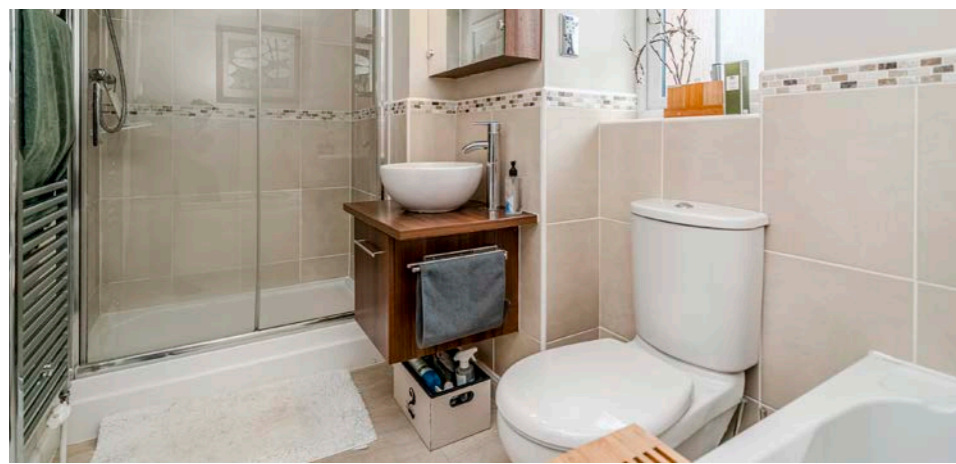
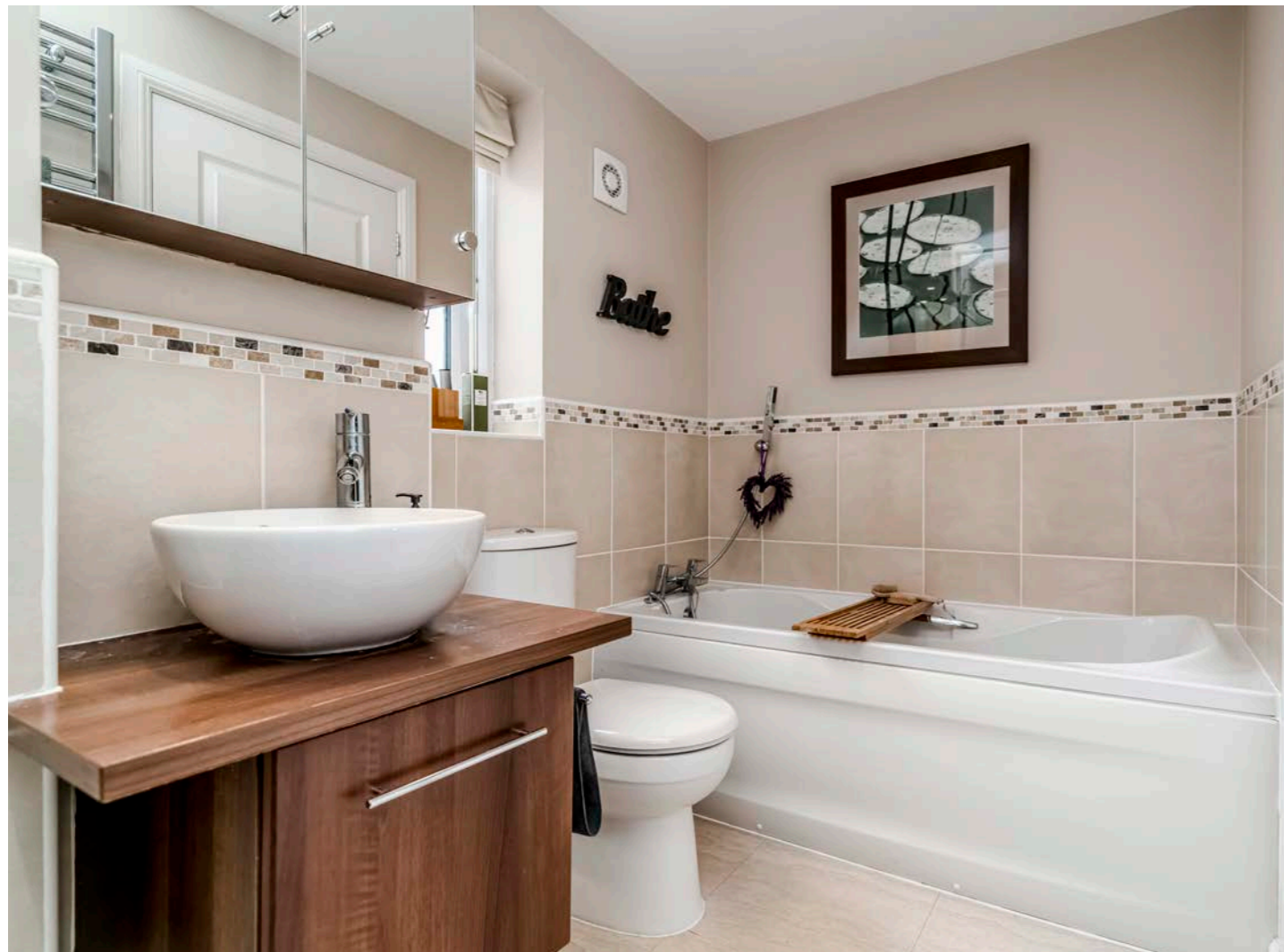
The first floor comprises three bedrooms, two with ensuite facilities, including a spacious ensuite bedroom with a dressing area and a four-piece ensuite bathroom. The remaining bedroom has access to the family bathroom.

On the second floor, there are two additional rooms—a spacious double bedroom and another versatile space used as an office, snug, or TV room, complete with a shower room. The abundance of Velux windows on this floor enhances the natural light, creating a bright and inviting atmosphere.

Externally, the property offers driveway parking and a detached double garage, along with a garden featuring a mix of lawn, decking, and paved areas, providing ample space for outdoor activities and relaxation. The location of the property in the highly sought-after village of Ecclestone adds to its appeal, making it an attractive choice for buyers seeking a spacious and versatile family home in a desirable and popular area.

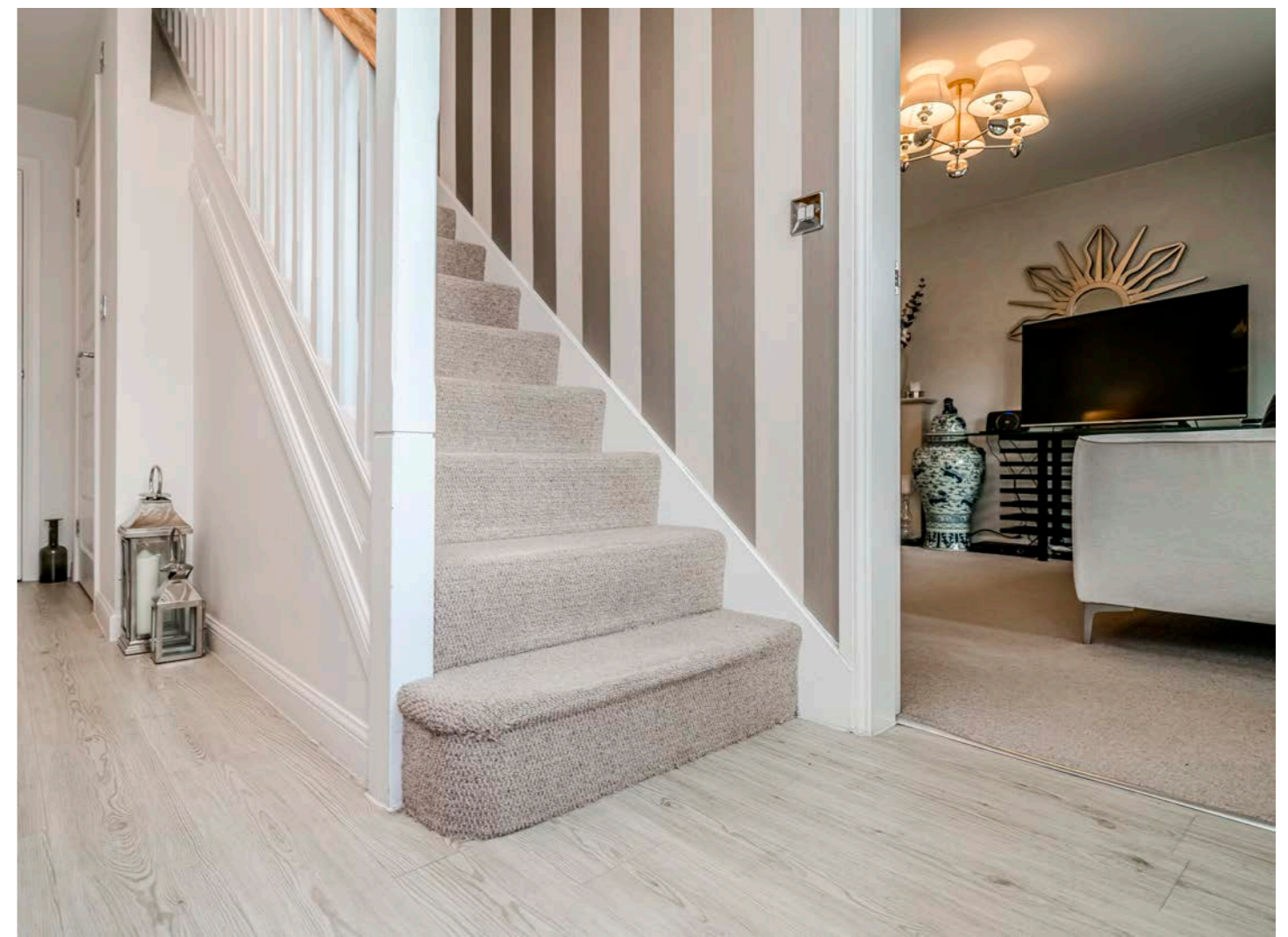
Early viewing is recommended.

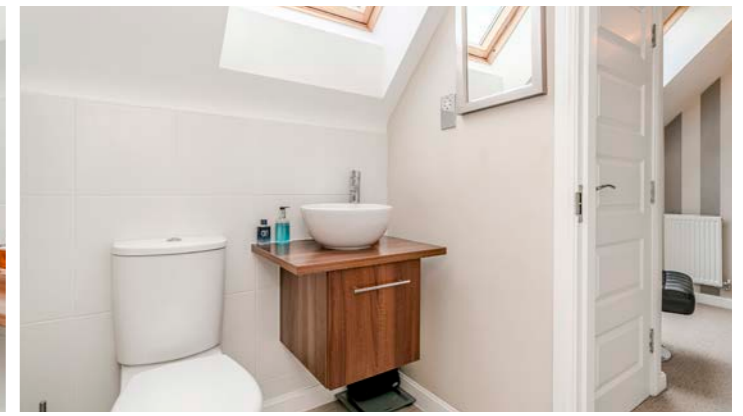
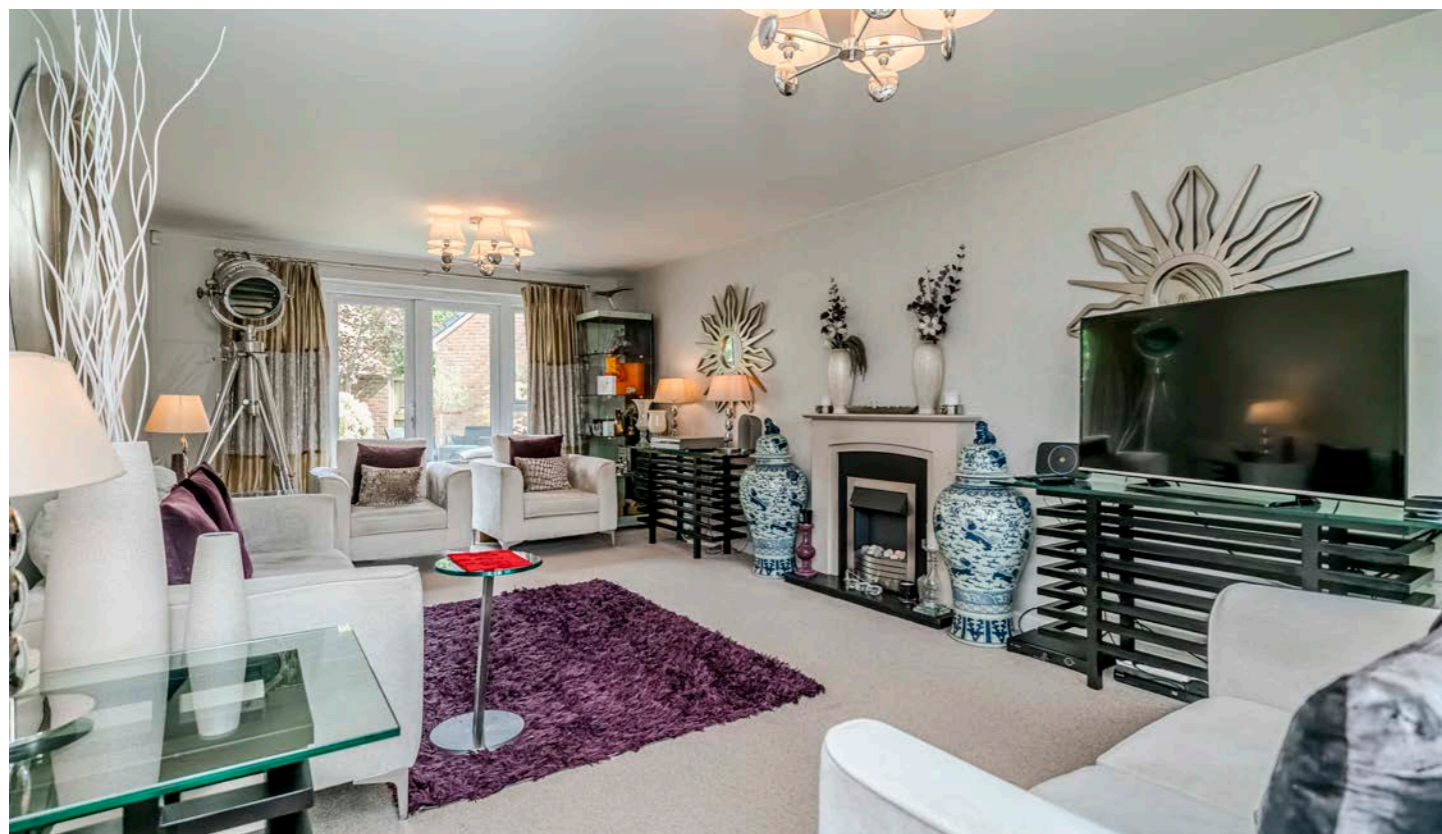


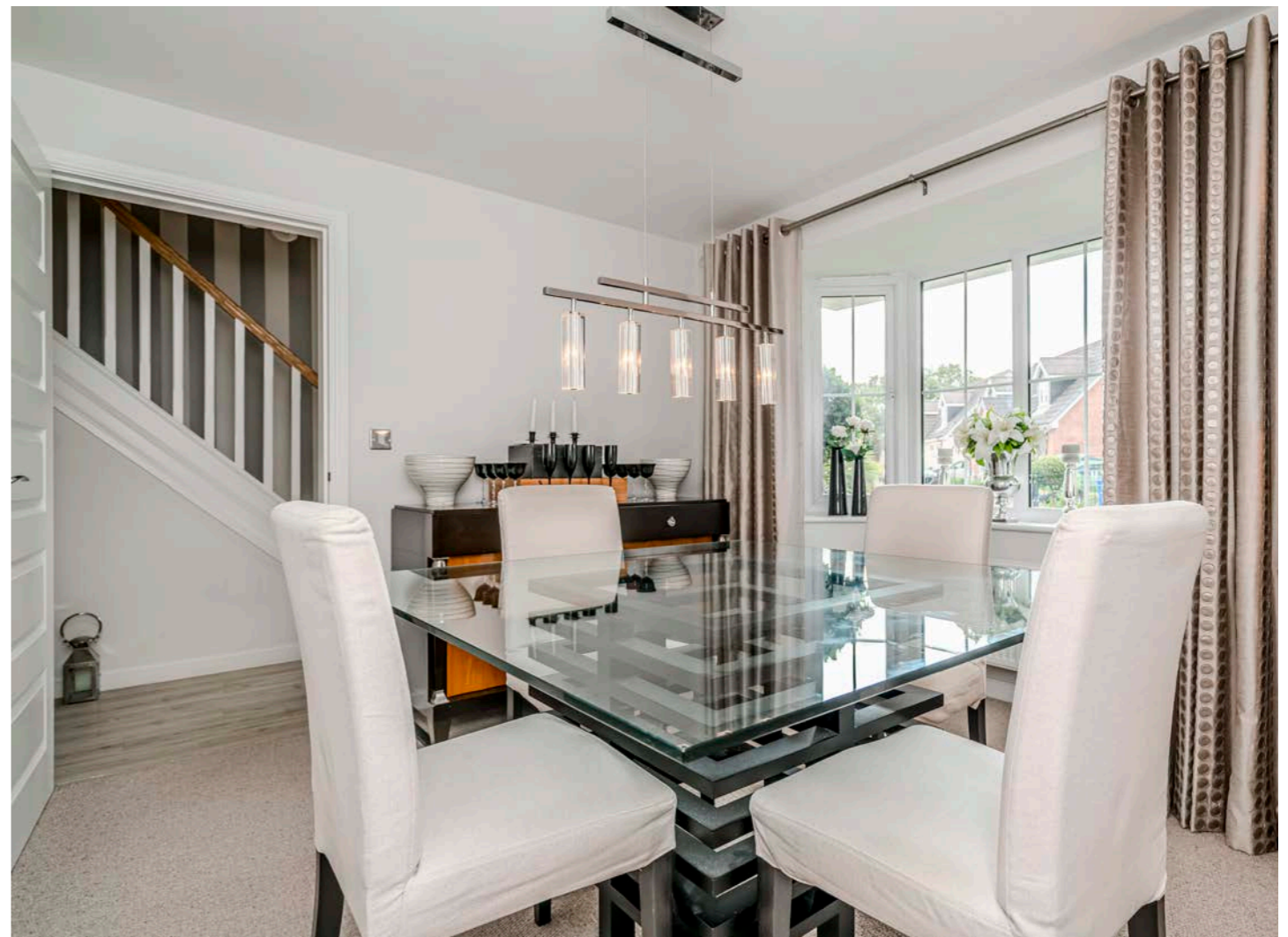
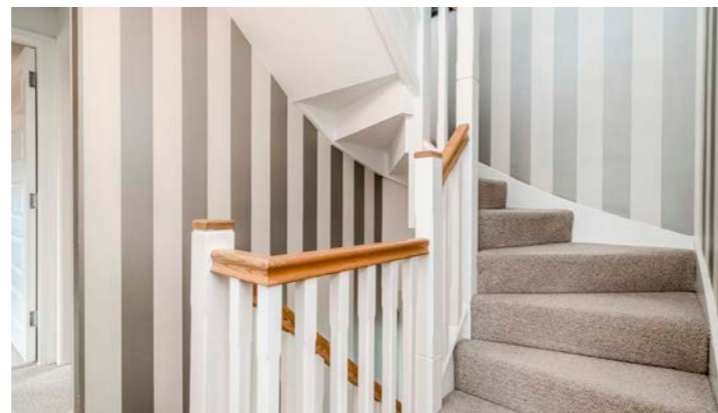


KEY FEATURES

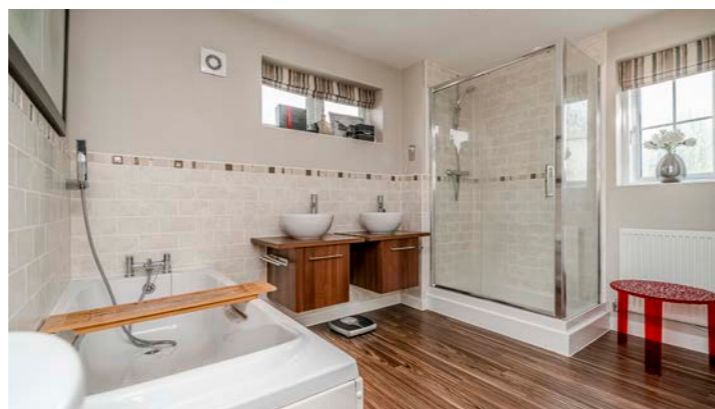
- Stunning Three Storey Detached Property
- Planning Permission for Detached Bungalow
- Five Spacious Bedrooms/Two with Esuite Facilites
- Circa 2084 Square Feet
- Light and Bright Lounge
- Good Sized Separate Dining Room
- Modern Dining Kitchen/Family Room
- Tastefully Decorated
- Driveway Parking
- Double Detached Garage
- Sought After Location













THE LUXURY PROPERTY SPECIALISTS

Cortland Avenue, Ecclestone

A&P