

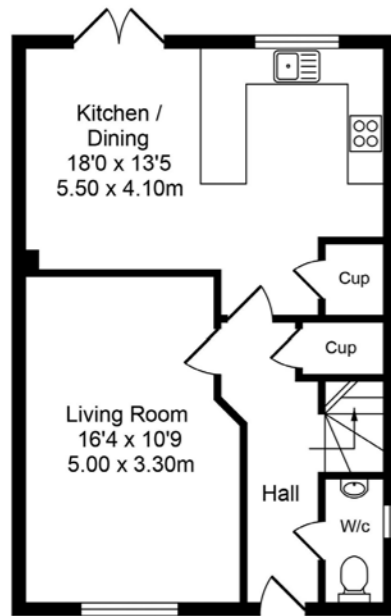


Ormskirk: 01695 570102  
arnoldandphillips.com

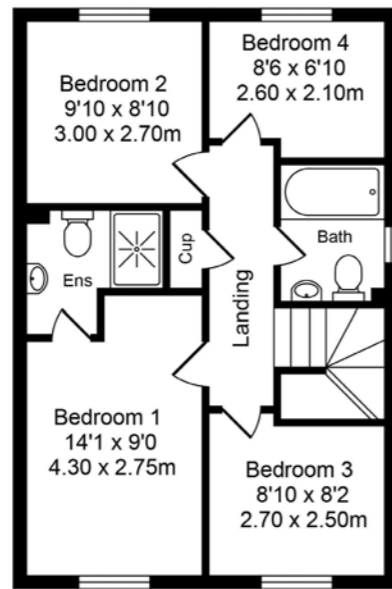
Southport: 01704 778668  
Chorley: 01257 241173  
Parbold: 01257 442789

**Total Approx. Floor Area 1218 Sq.ft. (113.1 Sq.M.)**

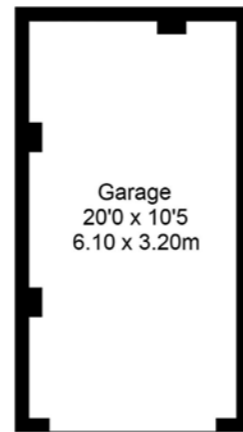
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Ground Floor**  
Approx. Floor Area 504 Sq.Ft (46.8 Sq.M.)



**First Floor**  
Approx. Floor Area 504 Sq.Ft (46.8 Sq.M.)



**Garage**  
Approx. Floor Area 210 Sq.Ft (19.5 Sq.M.)



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

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](http://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.

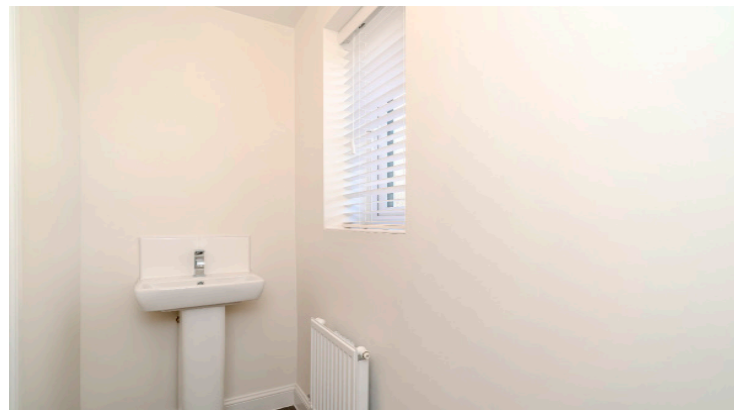
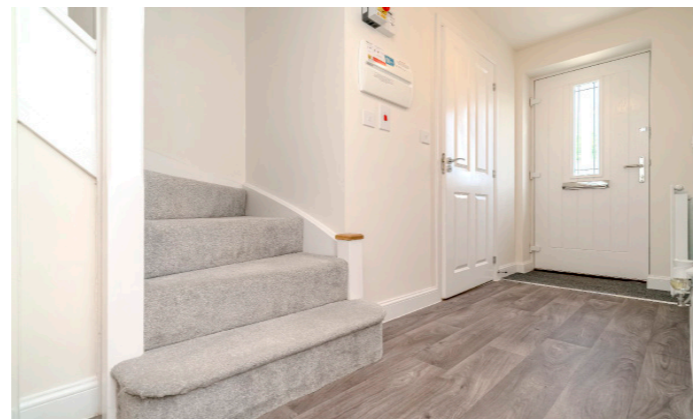
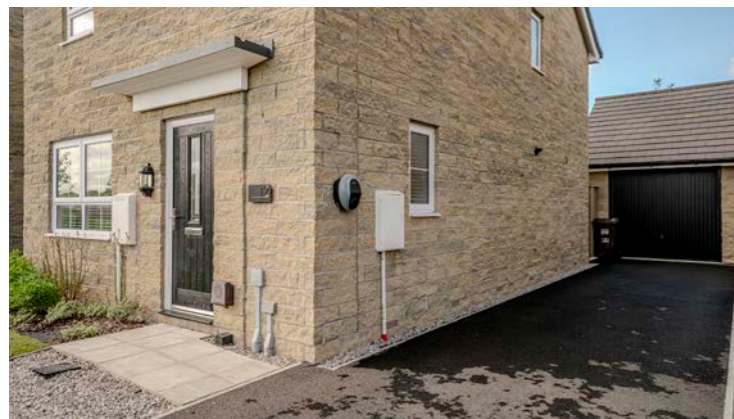


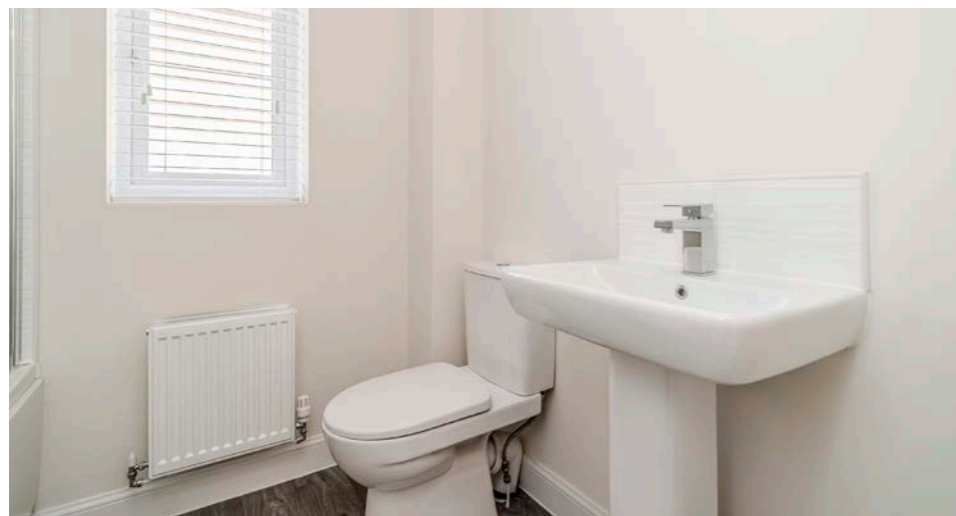
Nestled in a tranquil setting with picturesque views of a wildlife area, this striking family home boasts four generous bedrooms, a charming family room, and a good sized rear garden. Welcome to an elegantly designed stone property situated within the prestigious Centurion Village development. This home has undergone significant upgrades. The driveway accommodates two vehicles and leads directly to the extra large detached garage, which features an up-and-over door providing easy access to the main entrance.

Upon entering, you're greeted by a welcoming hallway complete with a cloak cupboard and stylish flooring that flows through much of the ground level. The living room offers delightful open views to the front, while the heart of the home at the rear provides ample space for both dining and relaxation. The kitchen is equipped with a comprehensive range of wall and base units, a gas hob, and an electric oven and grill. Adjacent, a separate utility room offers space, power, and plumbing for additional appliances, complemented by a convenient cloakroom featuring a WC and wash hand basin.

Step outside through patio doors to discover the good size garden in this part of the Village. It makes an ideal place to relax and unwind with friends and family. Back inside, stairs ascend to the first-floor landing where you'll find a spacious linen cupboard. All four bedrooms are of good size, with the master suite featuring an en suite bathroom equipped with a mixer shower in a large enclosure, WC, and wash hand basin. The family bathroom on this level includes a bath with a screen and thermostatic mixer shower overhead, along with a WC and wash hand basin.

Spanning over 1218 square feet of thoughtfully designed living space, this exceptional family home is one not to be missed.





#### KEY FEATURES

Attractive Detached Stone Property

Four Bedrooms with Ensuite to Master

Circa 1218 Square Feet

Modern Dining Kitchen

Good Sized Garden

Extra Large Detached Garage/  
Easily Accomodate SUV Type Vehicle

Driveway Parking

Popular Development







