

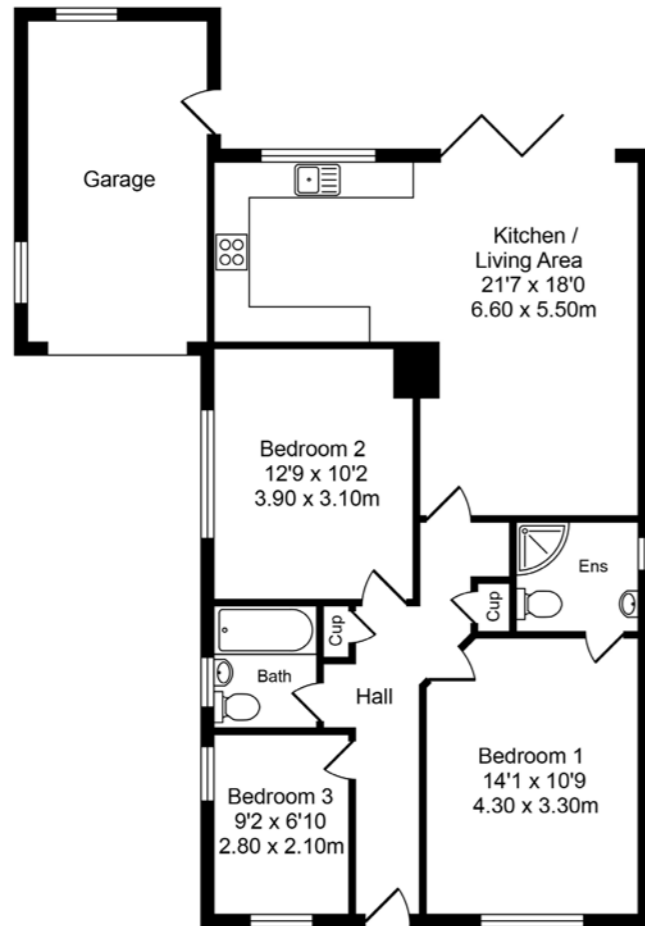


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 985 Sq.ft. (91.5 Sq.M.)

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

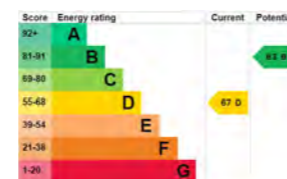


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Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: D

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. 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.



A unique and rare opportunity to purchase a three bedroom detached bungalow situated in Heath Charnock which has been fully renovated throughout to a very high standard with amazing gardens and countryside views. This home is going to be in great demand due to its sought-after location, design and flowing floorplan. The property is situated within a desirable location with a short walk to the village of Adlington, well-regarded schools and transport links, as well as its close proximity to picturesque Rivington and also with its micro-breweries, tea rooms and public houses.

One enters via the welcoming entrance hallway, then flows through to an excellent open plan living and dining room which offers an attractive feature fireplace and has an abundance of natural light on account of its bi-fold doors to the rear. The kitchen flows seamlessly from the living/dining room which includes a range of wall and base units in a blue modern shaker style with contrasting work surfaces and complementary flooring. The kitchen offers an array of new integrated appliances. The accommodation continues with three spacious bedrooms on the ground floor with the master benefitting from an en-suite. The new fitted bathroom serves the rest of the bedrooms.

Externally, to the front of the property is a low-maintenance garden with established trees and a ample driveway leading to a single garage. The rear garden has been landscaped with a garden laid to lawn and raised borders.



