

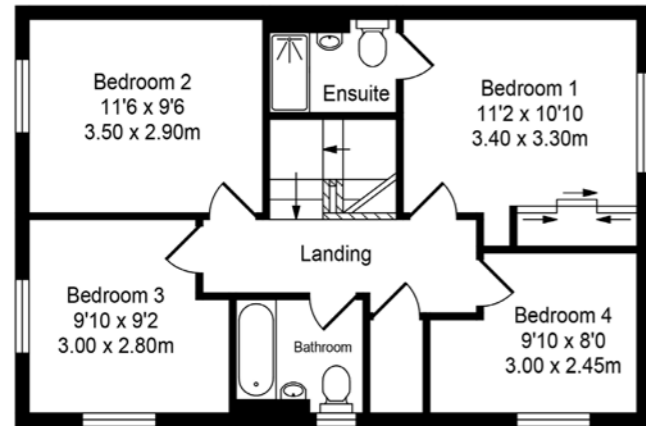


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

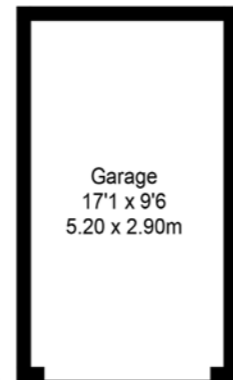
Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 1318 Sq.ft. (122.46 Sq.M.)**

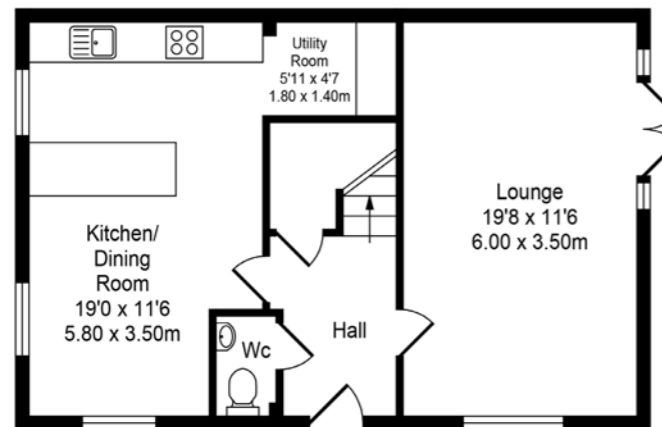
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



First Floor  
 Approx. Floor Area  
 578 Sq.Ft  
 (53.69 Sq.M.)



Approx. Floor Area  
 162 Sq.Ft  
 (15.08 Sq.M.)



Ground Floor  
 Approx. Floor Area  
 578 Sq.Ft  
 (53.69 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold  
 Years Remaining on Lease: 992 years  
 Ground rent: £250 p.a.  
 Estate Management Fee: £150  
 Council Tax Band: E  
 Details Prepared: 11/09/2024

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.



A Stunning Modern Home, The Perfect Family Retreat...

In the realm of modern real estate, few properties can boast the charm and convenience of this exquisite detached house situated on an end plot with an inviting open area to the front. Constructed in 2017, this contemporary dwelling offers a unique blend of style, comfort, and practicality, making it an ideal choice for families seeking a home that is both functional and aesthetically pleasing. With over three years remaining on its new home structural warranty, this property is ready for immediate occupancy, making it a prime candidate for anyone looking to settle into a vibrant community.

One of the standout features of this property is its location. Nestled in a popular area, residents enjoy easy access to a variety of amenities, including shops, parks, and recreational facilities. Additionally, the property is within the catchment area of primary and secondary schools, ensuring that families have access to quality education for their children. The availability of transport links further enhances the convenience of living in this delightful neighbourhood, providing easy commutes to nearby towns and cities.

Upon entering the home, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property. The ground floor boasts a spacious lounge featuring dual aspect windows, filling the room with natural light and offering views of the garden. French doors provide a seamless transition to the outdoor space, perfect for entertaining or enjoying quiet evenings.

The heart of the home is undoubtedly the modern dining kitchen, equipped with high gloss wall and base units, a comprehensive range of appliances including a double oven and a five-ring hob, and ample workspace for culinary creations. The adjoining utility room adds practicality, making laundry days a breeze. For guests, a contemporary WC is conveniently located on the ground floor.

Upstairs, the property features four well-proportioned bedrooms, each designed with comfort and relaxation in mind. The master bedroom boasts fitted wardrobes and an en-suite bathroom, while the remaining bedrooms are versatile and can be utilised as guest rooms, children's rooms, or home offices. The family bathroom, complete with modern sanitary ware and a bath with a shower screen, caters to the needs of the entire household.

The external aspects of the property are just as impressive as the interior. The open space to the front creates a sense of privacy and tranquillity, while the private gardens at the rear offer a perfect setting for outdoor activities or family gatherings.

