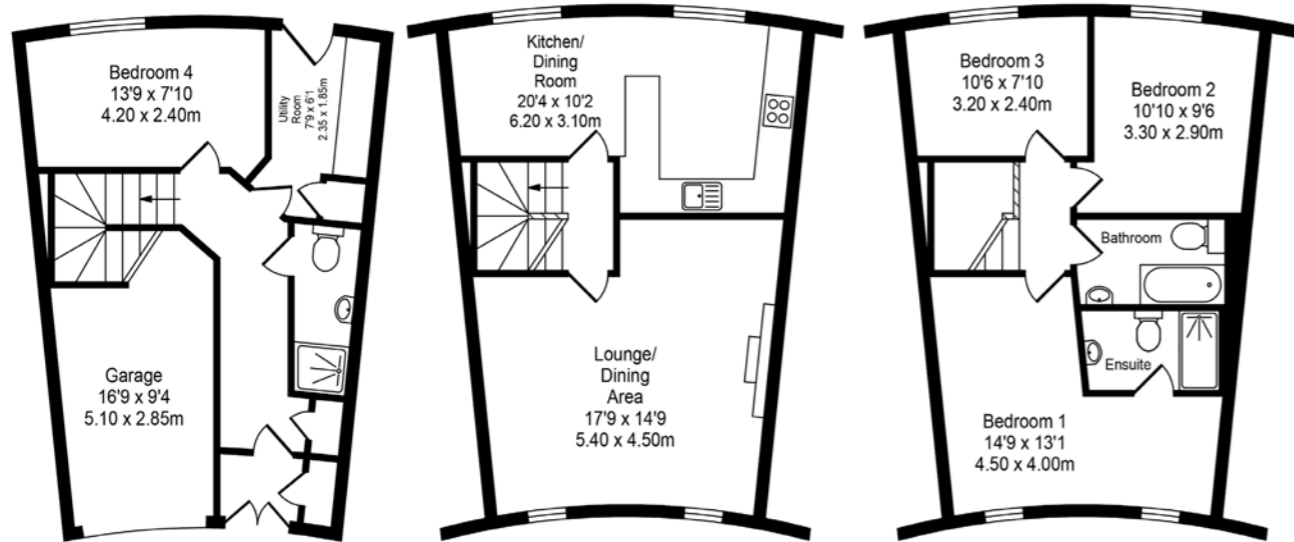




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1451 Sq.ft. (134.79 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 496 Sq.Ft (46.05 Sq.M.)

First Floor
 Approx. Floor Area 496 Sq.Ft (46.05 Sq.M.)

Second Floor
 Approx. Floor Area 460 Sq.Ft (42.69 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 Service Charge: £150 p.a.
 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.

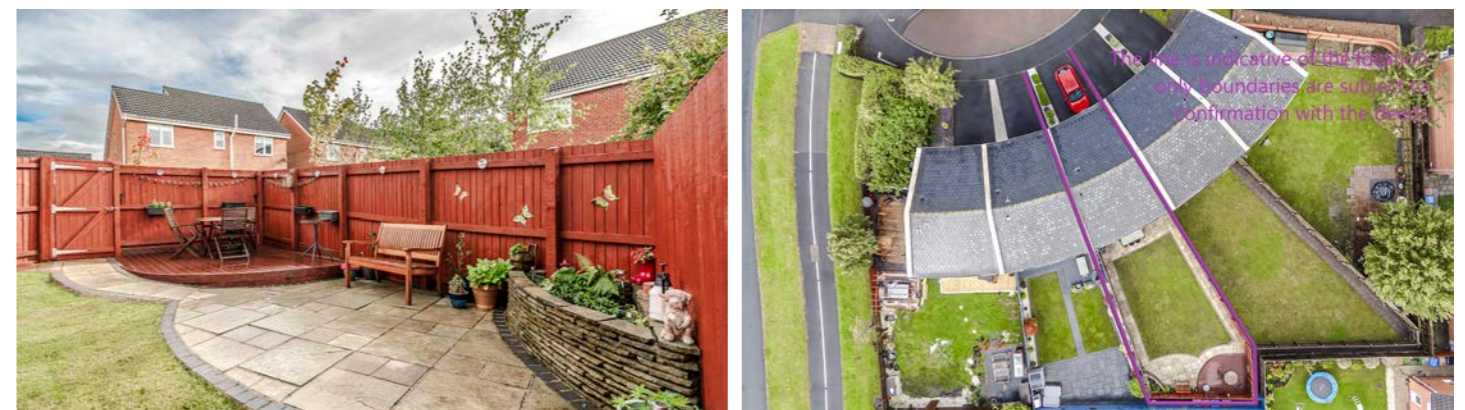


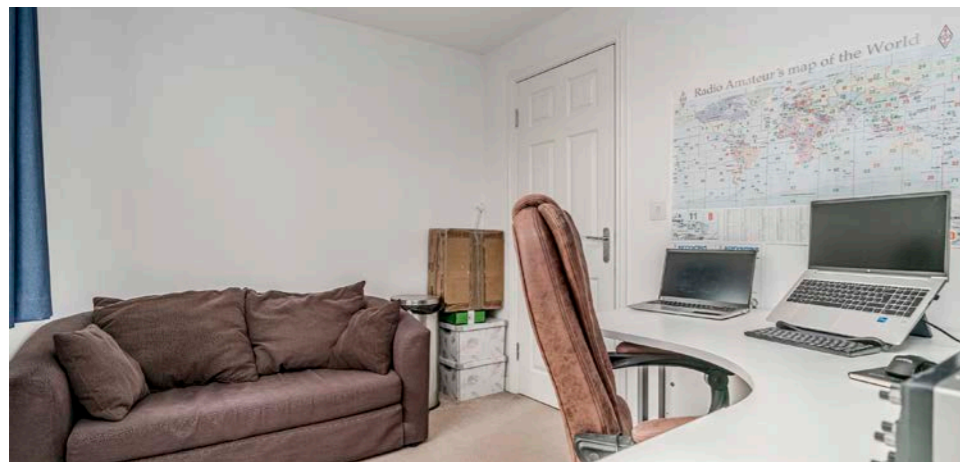
Arnold and Phillips proudly present this stunning four bedroom three-storey family home in the heart of Buckshaw Village, perfect for family buyers or investors looking for a flexible living space. Situated in a prime location, the property offers easy access to excellent schools, shops, bars, cycle paths, a community centre, and major motorways for commuters looking to travel to nearby towns and cities.

This beautiful home is nestled in a quiet cul-de-sac and boasts a beautiful rear gardens as well as a driveway for convenient parking and a garage. The ground offers the fourth bedroom which is a flexible room and could offer a whole host of versatility from home office to playroom. The ground floor also offers a good-sized utility room and a three piece shower room. The second floor features an open plan kitchen/dining room with a range of white wall and base units housing integrated appliances and space for dining table. The lounge area is bright and airy with dual aspects windows to the front. Moving to the third floor, you'll find three bedrooms with the master bedroom having the added benefit of a en-suite shower room. To round off the third floor is a three-piece family bathroom, which services the comfortable living spaces for family members or guests.

Externally, the property features a well-maintained front with driveway parking leading to a single garage ensuring convenience for homeowners. The rear garden boasts a patio area, ideal for unwinding after a long day or hosting gatherings with friends. A laid-to-lawn area with raised patio plus decking area and raised borders adorned with mature plants and shrubs adds to the charm of the outdoor space.

This beautiful three-storey family home in Buckshaw Village offers a perfect blend of modern living, convenience, and comfort. Whether you're a family buyer looking for your dream home or an investor seeking a property with excellent rental potential, this home ticks all the boxes. Contact Arnold and Phillips today to arrange a viewing and make this stunning property yours.





KEY FEATURES

- Stunning Three-Storey Home
- Four Bedrooms
- Circa 1451 Square Feet
- Open Plan Kitchen/Dining Area
- Good-Size Rear Garden
- Driveway Parking
- Single Garage
- Prime Location



