

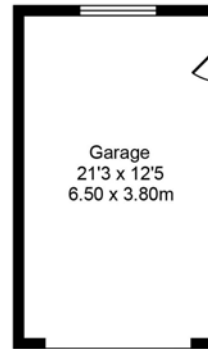
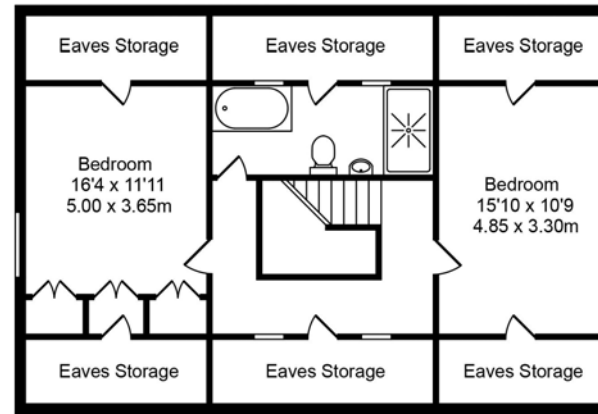
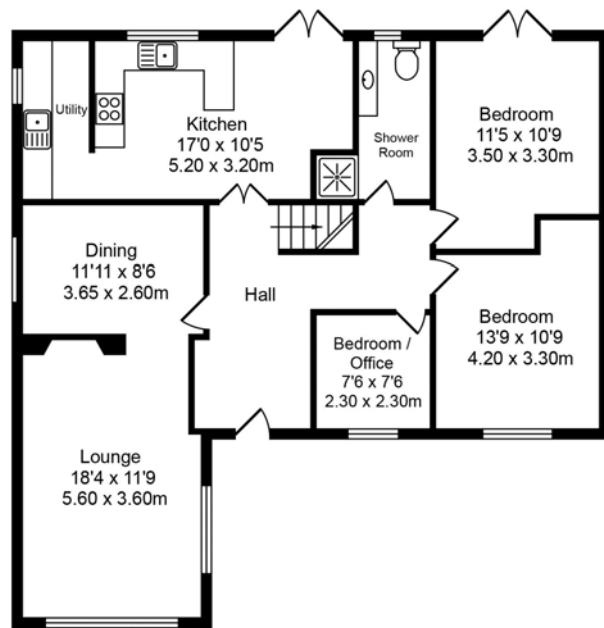


Ormskirk: 01695 570102
arnoldandphillips.com

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

Total Approx. Floor Area 2362 Sq.ft. (219.4 Sq.M.)

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



Garage
Approx. Floor Area 266 Sq.Ft (24.7 Sq.M.)



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

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.



Welcome to this dream family home nestled in the charming village of Euxton. This stunning five-bedroom detached property with 'No Chain' offers a special opportunity to create a new family haven surrounded by picturesque surroundings and a warm atmosphere, perfect for making lasting memories with loved ones.

Upon entering, you are greeted by a welcoming reception hall that seamlessly connects you to the heart of this home. The spacious front lounge and dining room feature a cosy open-plan layout, inviting you to gather around the beautiful fireplace with a log burner for family evenings filled with laughter and stories.

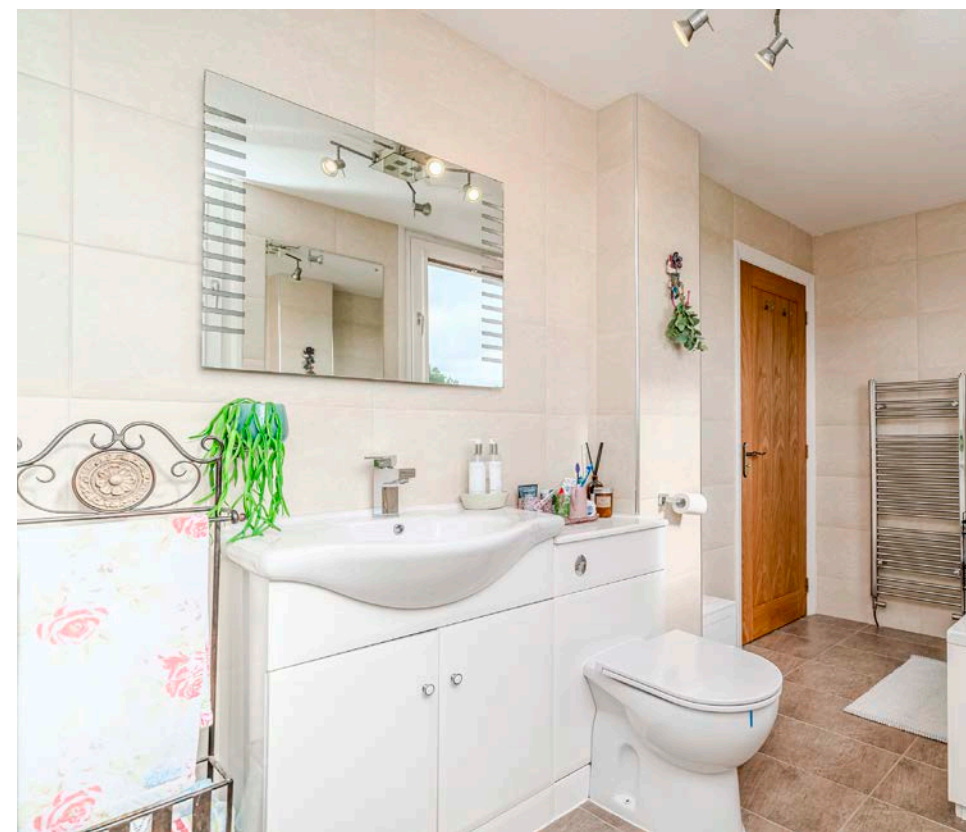
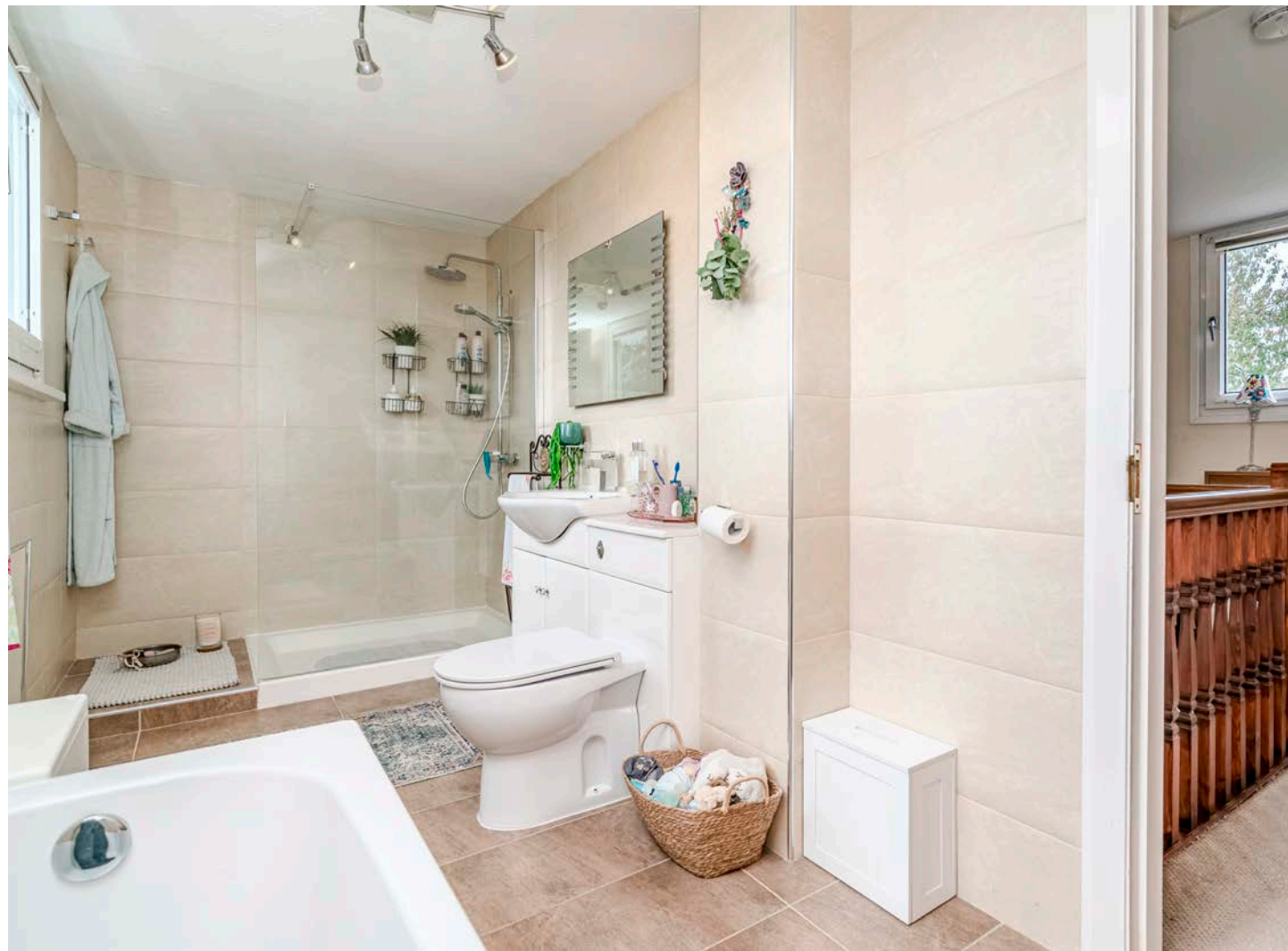
For those who enjoy cooking and entertaining, the separate kitchen is a chef's delight. Equipped with integral appliances, including a fridge, oven and 5-burner gas hob, meal prep becomes a breeze. There is also a breakfast seating area, complemented by French doors opening onto the patio, offers opportunities for alfresco dining or enjoying the fresh air while sipping morning coffee. A convenient utility room off the kitchen houses the washer and dryer and plenty of additional storage space.

Designed with versatility in mind, this home features three bedrooms on the ground floor, including unique spaces that can transform into an additional reception room and a study. French doors leading to the garden/ pergola provide a peaceful spot for unwinding or quiet reading. A handy three-piece shower room adds convenience for both family and guests.

Upstairs, two generously sized double bedrooms offer a peaceful retreat, with the master bedroom featuring fitted wardrobes and a dressing table for a serene sanctuary to relax and recharge, and a modern family bathroom, with a luxurious four-piece suite.

Outside, the front garden boasts a spacious driveway for several vehicles, making it easy for visitors to come by. The expansive rear garden offers privacy, countryside views, and ample space for relaxation. This delightful property invites you to experience a blend of modern comforts, versatile spaces, and outdoor living.





KEY FEATURES
 Detached Family Home
 NO CHAIN
 Five Bedrooms
 Circa 2362 Square Feet
 Lounge/Dining Room
 Spacious Kitchen
 Pristine Rear Garden
 Countryside Views
 Ample Driveway Parking
 Detached Garage
 Sought After Location
 Good Transport Links







