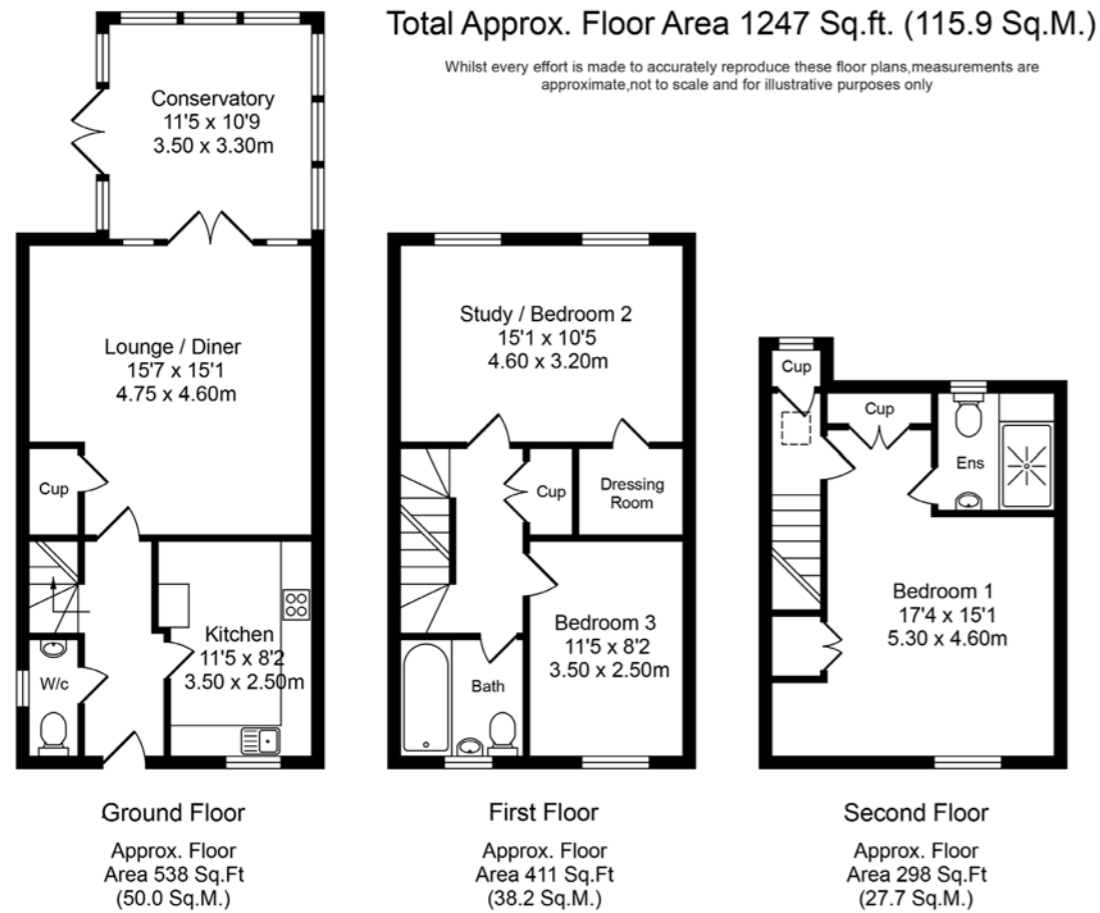


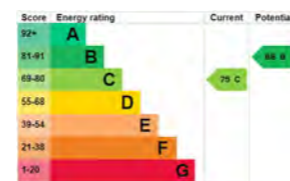


Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com



Tenure: We are advised by our client that the property is Leasehold
 Term of Lease: 999 years from 2013
 Years Remaining on Lease: Approx. 988 years
 Ground Rent: Approx. £100 p.a. (no review)
 Council Tax Band: C
 Details Prepared: 29/08/2024

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. 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.



Offered for sale this end mews property is situated in a much sought after area. With a spacious floorplan measuring 1247 square feet, the property boasts a welcoming entrance hallway with ground floor W/C and stairs leading to the first floor. From there, you will find the kitchen which offers a range of modern wall and base units offering a range of integral appliances. As we proceed onwards the generously sized open plan lounge dining room which provides the perfect space for entertaining guests, easily accommodating a dining table and chairs. The tastefully designed conservatory serves as an additional living area and offers access to the garden.

Upstairs, on the first floor you will discover two well-proportioned bedrooms, dressing room and a three-piece family bathroom, with the master bedroom on the second floor which offers an en-suite shower room. The property has been meticulously maintained and is in impeccable condition throughout.

Externally, the property boasts a garden at the front and also space to park with the rear having a charming decked area ideal for al fresco dining and entertaining. To the rear there is a driveway for off-road parking which gives you access to a single garage.

Situated in the highly sought-after residential area of Wood chat, the property benefits from its close proximity to local amenities such as shops, schools, and transportation links. The surrounding countryside offers a plethora of opportunities for outdoor activities and scenic walks. In summary, this end mews property presents a fantastic opportunity to acquire a spacious and immaculately presented home and it is ready for its new owners to move in and enjoy all that it has to offer.

