

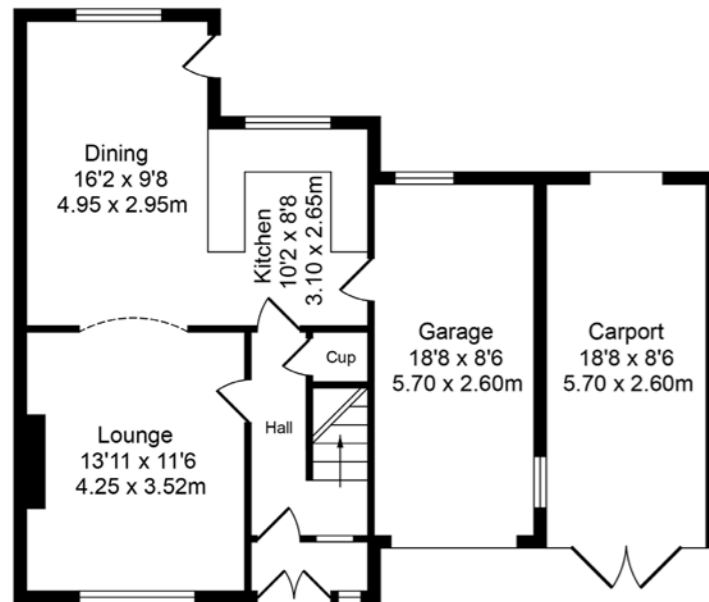


Ormskirk: 01695 570102
arnoldandphillips.com

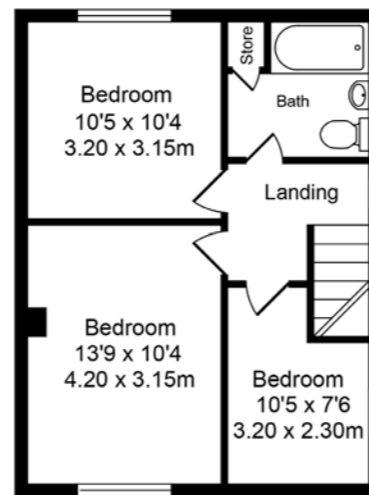
Southport: 01704 778668
Chorley: 01257 241173
Parbold: 01257 442789

Total Approx. Floor Area 1118 Sq.ft. (103.8 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 670 Sq.Ft (62.2 Sq.M.)



First Floor
Approx. Floor Area 448 Sq.Ft (41.6 Sq.M.)



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

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 are delighted to introduce this recently renovated three-bedroom semi-detached property to the market. Situated in a highly sought-after area, properties in this location are rarely available and are expected to attract significant interest. The property features a flowing open-plan layout that is sure to be popular among buyers.

Upon entering the property, you are greeted by a welcoming hallway with stairs leading up to the first floor. The hallway leads into a cosy lounge that seamlessly transitions into the dining kitchen, creating a harmonious and inviting living space. Each room has been tastefully decorated and furnished, with the kitchen boasting modern units that complement the overall aesthetic.

The first floor of the property comprises three bedrooms, including two double bedrooms and one single bedroom, providing flexible accommodation options for residents. The good-sized bathroom features a bath and an overhead shower, offering convenience and comfort for daily use.

Externally, the property offers ample driveway parking, a garage, and a carport, providing practical parking solutions for residents and visitors. The front garden adds to the property's curb appeal, while an additional side garden enhances outdoor space. The rear garden is nicely enclosed and private, featuring a patio area and lawn surrounded by a variety of plants, shrubs, and trees, creating a tranquil and picturesque setting for outdoor relaxation and enjoyment.

This meticulously renovated property with its modern amenities, tasteful decor, and well-designed outdoor spaces presents an excellent opportunity for buyers seeking a comfortable and stylish home in a highly desirable location.





KEY FEATURES

- Recently Renovated Semi Detached Property
- Three Bedrooms
- Circa 1118 Square Feet
- Tastefully Decorated Throughout
- Open Plan Living
- Modern Kitchen
- Driveway Parking
- Garage and Carport
- Gardens to Front, Side and Rear
- Popular and Sought After Location







