



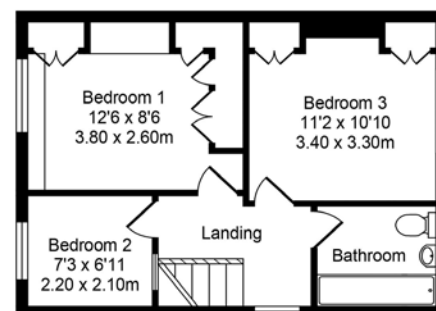
Ormskirk: 01695 570102
arnoldandphillips.com

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

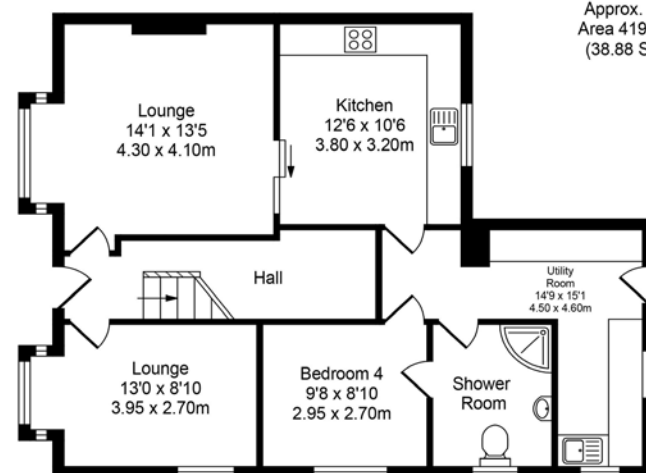
ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1228 Sq.ft. (114.06 Sq.M.)

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



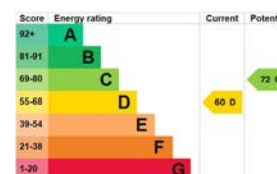
Approx. Floor
Area 419 Sq.Ft
(38.88 Sq.M.)



Approx. Floor
Area 802 Sq.Ft
(75.18 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.



THE LUXURY PROPERTY SPECIALISTS

off Parr Lane, Eccleston

A&P

Arnold & Phillips proudly presents this spacious four-bedroom semi-detached property, an ideal family home that perfectly balances comfort, space, and tranquility. Nestled on a generous plot, this residence offers a sense of seclusion while remaining conveniently located near local amenities, making it a fantastic retreat for families and individuals alike.

Upon entering, you are greeted by an inviting hallway that exudes warmth and sets an appealing tone for the rest of the home. The well-designed layout flows seamlessly into the lounge, where a charming bay window with an inset fire creates a cosy atmosphere. This inviting room serves as the perfect gathering spot for family and friends, ideal for relaxed evenings or lively social gatherings. The abundant natural light pouring through the bay window enhances the room's charm, creating a delightful space to unwind.

Moving toward the heart of the home, the kitchen, finished in rich oak, offers a blend of functionality and style. The warm tones of the oak cabinetry provide an earthy feel, while the thoughtful layout ensures that cooking and entertaining are effortless. Whether preparing a family meal or hosting friends, this kitchen serves as a vibrant hub of activity, fostering togetherness and making everyday moments special.

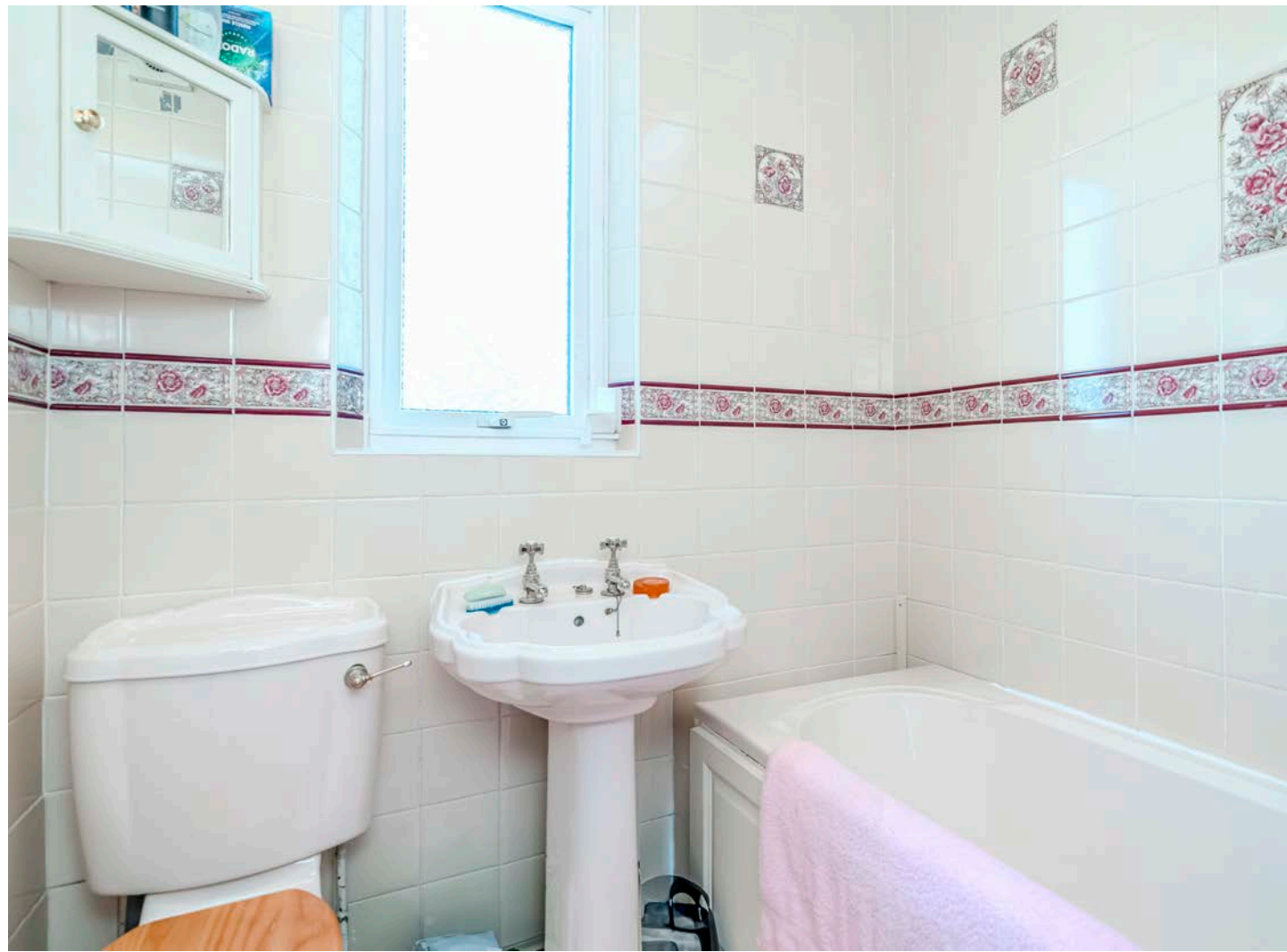
An inner hallway leads to a unique annex area that adds significant versatility to the property. This self-contained space includes a separate lounge with a bay window, a bedroom, and a three-piece shower room, making it perfect for guests, older children seeking independence, or even as a home office. A utility/kitchen space enhances its functionality, providing added convenience for those residing in the annex.

Venturing to the first floor, you will find three well-proportioned bedrooms. The master bedroom and the third bedroom feature fitted wardrobes, offering ample storage while maintaining a clean, organised aesthetic. These serene retreats ensure that everyone in the family has their own personal sanctuary. The thoughtfully designed family bathroom on this level caters to the needs of a busy household.

Externally, the front garden is laid to lawn, creating a welcoming entrance, complemented by off-road parking. The rear of the property is a true highlight, featuring a spacious garden that is perfect for outdoor entertaining or simply enjoying a cup of coffee in the sun.

This property represents a fantastic opportunity for those seeking a family home that combines space, comfort, and versatility. We invite interested buyers to arrange a viewing to fully appreciate everything this exceptional home has to offer.

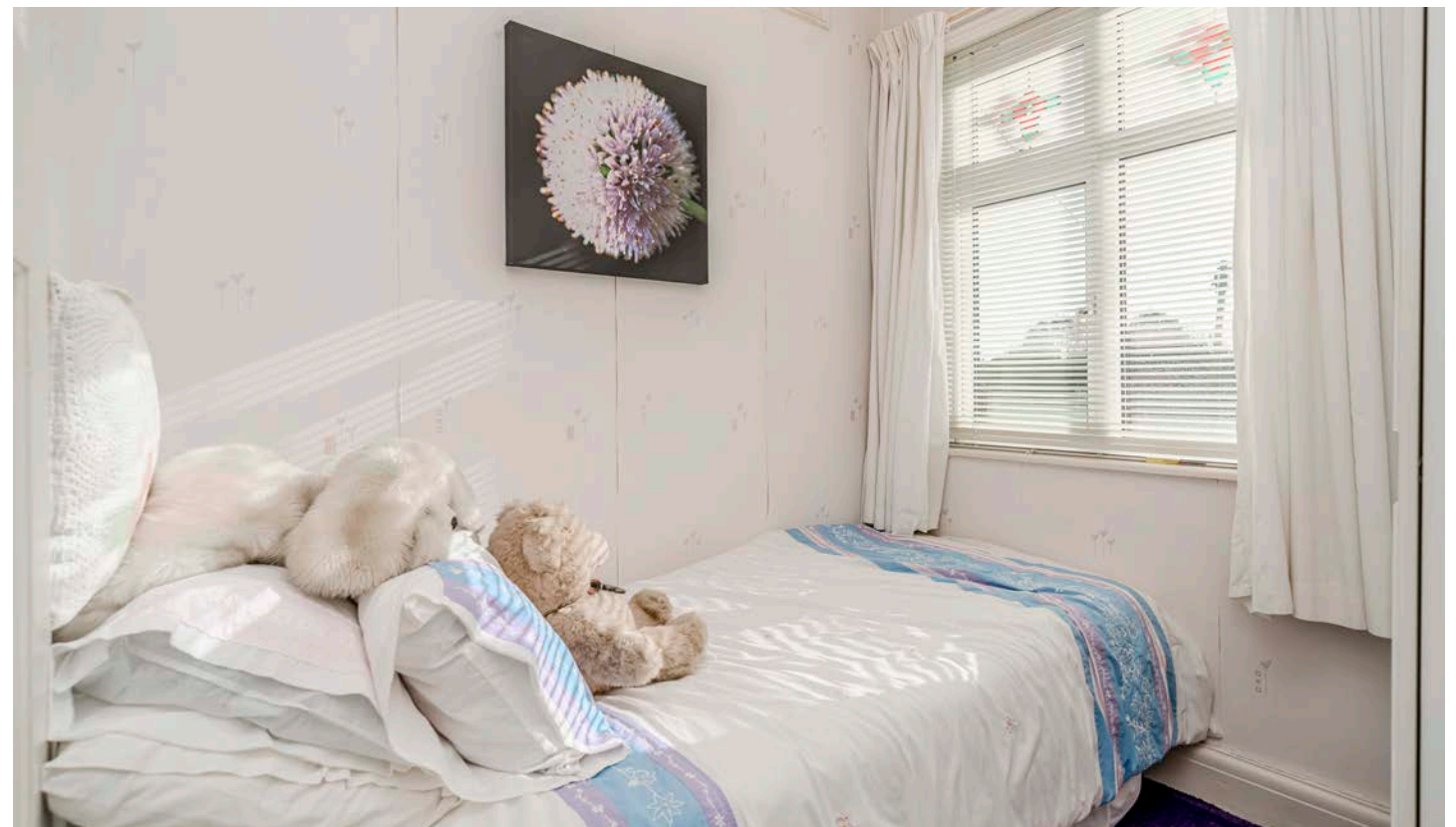




KEY FEATURES

- Spacious Semi Detached Property
- Four Bedrooms
- Circa 1228 Square Feet
- Light and Bright Lounge
- Oak Dining/Kitchen
- Annex Area
- Large Rear Garden
- Ample Driveway Parking
- Amazing Views
- Village Location









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