



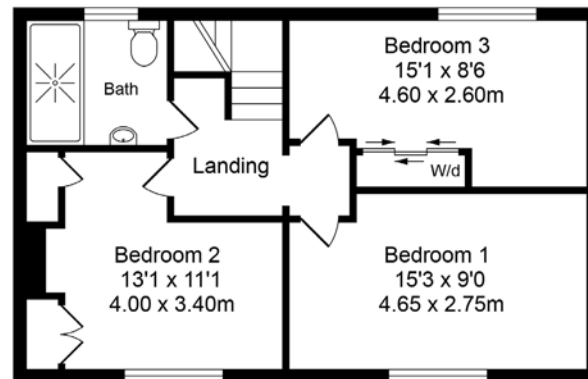
Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

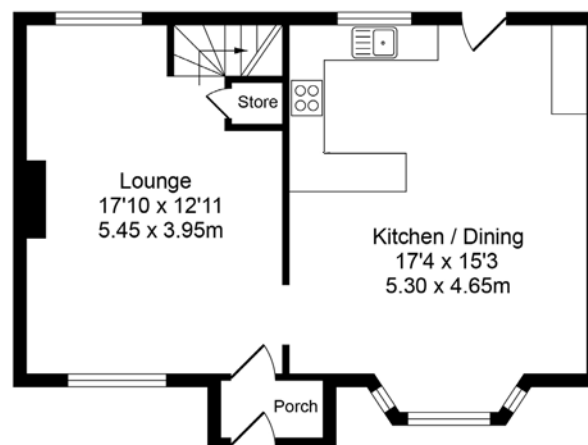
ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 1057 Sq.ft. (98.2 Sq.M.)

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



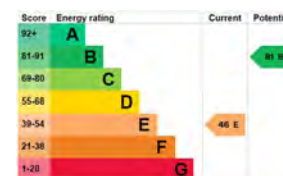
First Floor
 Approx. Floor
 Area 513 Sq.Ft
 (47.7 Sq.M.)



Ground Floor
 Approx. Floor
 Area 544 Sq.Ft
 (50.5 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

Back Lane, Clayton-Le-Woods

A&P

Nestled in a serene locale, Arnold & Phillips proudly presents a beautifully renovated three-bedroom cottage that epitomizes charm and character. This enchanting residence not only offers a delightful living space but also creates an inviting ambience that makes it feel like home from the moment you arrive. As you approach the cottage, the sense of privacy envelops you, thanks to the mature lawns and a well-maintained driveway that leads to the entrance. The cottage's exterior, with its quaint features, hints at the warmth and personality found within.

Upon stepping into the entrance porch, you are greeted by an atmosphere rich in character, setting the tone for the stunning home that lies ahead. The heart of the cottage is undoubtedly the lounge, where a log burner creates a cosy focal point. Dual aspect windows allow sunlight to flood the room, enhancing the inviting atmosphere and providing picturesque views of the surrounding greenery. This space is perfect for relaxation or entertaining guests, making it a versatile area for family gatherings or quiet evenings by the fire. Adjacent to the lounge is the kitchen dining family room, a modern yet charming space designed for both functionality and comfort. A bay window adds a touch of elegance, while the carefully designed wall and base units, complemented by a central island, provide ample storage and workspace. Integrated appliances ensure that this kitchen meets the demands of contemporary living, while its direct access to the rear garden invites the outdoors in, making it perfect for al fresco dining and gatherings.

Venturing to the first floor, you will find three generously sized bedrooms that serve as tranquil retreats. Bedrooms two and three come equipped with fitted wardrobes, maximizing space and offering practicality. The three-piece bathroom, elegantly designed, serves the private spaces of the home, providing a perfect spot to unwind after a long day.

Stepping outside, the rear garden reveals a haven of tranquillity. Its well-maintained patio area is ideal for entertaining, while the mature, raised lawn invites relaxation and enjoyment of the outdoors. This garden truly embodies the essence of cottage living, providing a peaceful escape from the hustle and bustle of everyday life. The location of this charming cottage is as enticing as the home itself. Surrounded by lovely countryside walks, particularly those leading to the picturesque Curden Valley, residents can indulge in the beauty of nature right at their doorstep. Furthermore, the ease of access to motorways and the presence of wonderful schools in the local area make this property not just a home, but a lifestyle choice in a highly sought-after community.

