



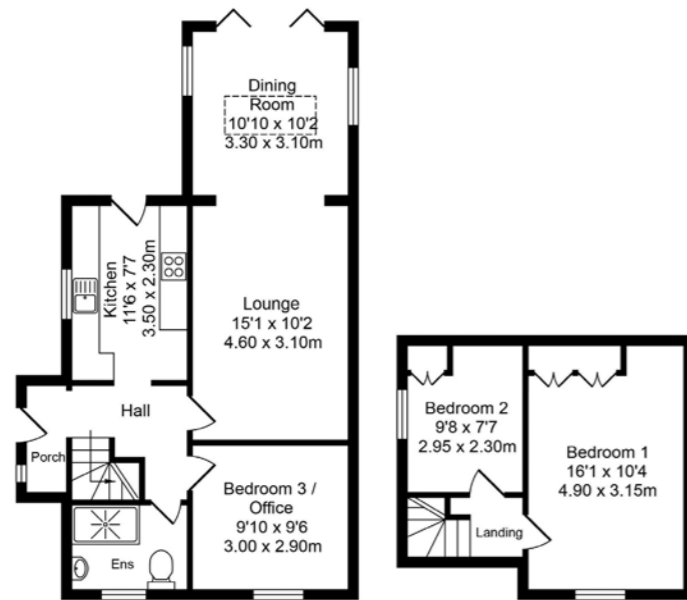
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**ARNOLD & PHILLIPS**  
ESTATE AGENTS

Total Approx. Floor Area 866 Sq.ft. (80.5 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 593 Sq.Ft (55.1 Sq.M.)

**First Floor**  
Approx. Floor Area 273 Sq.Ft (25.4 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](http://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

Sandringham Road, Eccleston



Arnold & Phillips proudly present a stunning testament to modern renovation and thoughtful design, a beautifully extended two/three-bedroom semi-detached home renovated to the highest standard throughout. This delightful property combines contemporary sophistication with functional comfort, efficient running costs, which offers an ideal living for families, professionals, or anyone seeking a blend of style and convenience.

The journey into this charming abode begins at the side entrance, which leads into an inviting porch and a welcoming hallway. This thoughtful design element is not only aesthetically pleasing but also provides seamless access to the home's private spaces, ensuring a perfect balance between communal and personal areas. To the left of the entrance, a modern fitted kitchen awaits, complete with sleek wall and base units and integrated appliances. This kitchen serves as a culinary haven, offering both style and functionality for any home chef. The spacious lounge, featuring a striking log burner fireplace, flows effortlessly into the dining area, here lovely natural light streams through a lantern ceiling light, creating a warm and inviting atmosphere. The incorporation of bi-fold doors allows for easy access to the rear of the property, enhancing the indoor-outdoor living experience. The ground floor also boasts a versatile front room, which can serve as a third bedroom or an office, catering to the diverse needs of modern living. To round off the ground floor, a handy three-piece shower room adds convenience and practicality, ideal for guests or family members alike.

Ascending to the first floor, you will find two spacious bedrooms, each complete with fitted wardrobes. These well-appointed bedrooms offer ample storage and comfort, ensuring restful nights and clutter-free living.

Externally, the property is equally impressive. The front boasts a beautifully maintained garden and a driveway, creating an inviting curb appeal. The rear of the property offers a patio area perfect for outside dining, a lush laid-to-lawn garden, and a charming summer house. These outdoor spaces provide a serene retreat for relaxation and entertainment, making them ideal for family gatherings or quiet afternoons.

This exquisite home is ideally situated for access to local amenities, reputable schools, and major transportation networks. Its strategic location ensures ease of travel to major towns and cities, making it a perfect choice for those seeking both tranquility and connectivity.





#### KEY FEATURES

Renovated Semi Detached  
Dormer Bungalow

Two/Three Bedrooms

Circa 866 Square Feet

Modern Kitchen

Beautiful Lounge/Diner

Solar Panels

Driveway Parking

Electric Charging Point

Well Maintained Rear  
Garden

Sought After Location

Close to Local Amenities



