

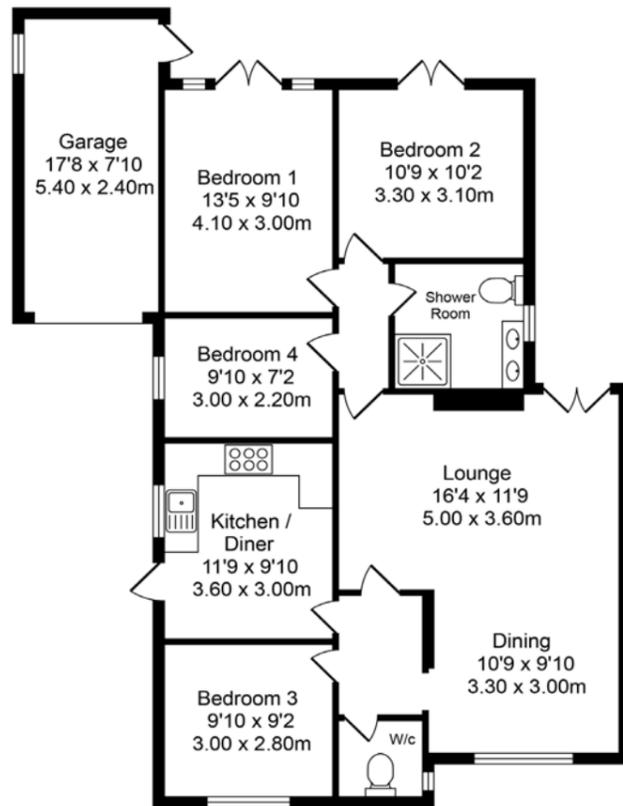


Ormskirk: 01695 570102
arnoldandphillips.com

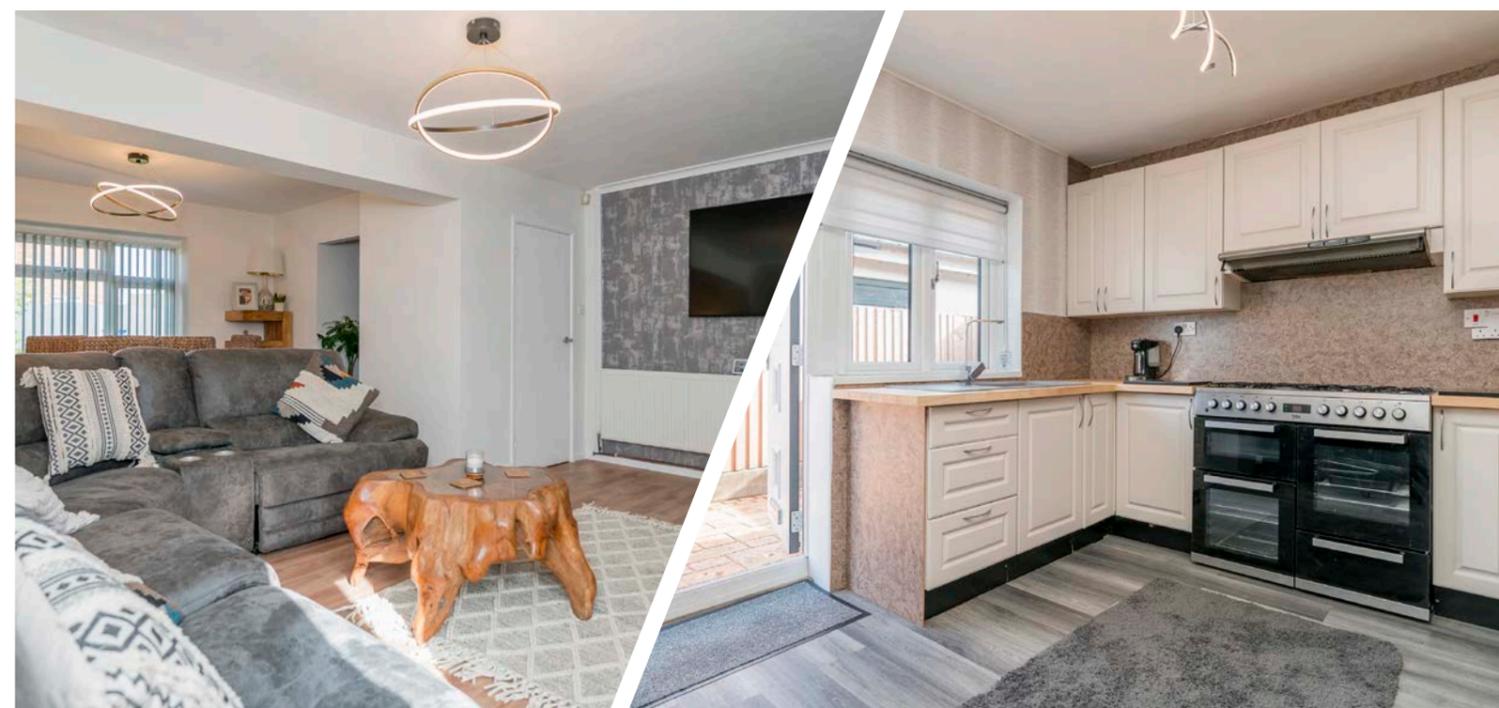
Southport: 01704 778668
Chorley: 01257 241173

Total Approx. Floor Area 1145 Sq.ft. (106.4 Sq.M.)

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

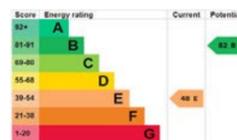


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We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.
Tenure: Freehold
Council Tax Band: D
Details Prepared 22/08/22

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.



Bungalows are so often in strong demand due to their limited supply, and never more so than when in good order. Therefore, we would anticipate very strong interest in this finest of examples, the standard of which is seldom seen in the present market. This home has been finished to a high standard throughout and is decorated in a modern and tasteful palette, which suits all tastes, with a floorplan which flows perfectly and extends to a generous 1145 square feet of accommodation in total. Situated within a most convenient and popular location the property is within a few minutes of shops and amenities available locally, as well as offering the commuter ease of travel throughout the North-West, with the M6 and M61 motorways close by, ensuring major commercial centres such as Manchester, Preston and Bolton are within easy reach.

The light and bright lounge/dining room has a feature window at the front and French doors at the rear, the feature fireplace and wood burning stove is a lovely feature and a welcoming benefit in the winter months. The kitchen located at the side of the property has access to the driveway and is fitted out with stylish shaker style wall and base units and contrasting wood effect worksurfaces and a handy breakfast bar. Electrical appliances include a range style oven and extractor fan and plenty of space for a large American fridge/freezer. Off the inner hallway are three bedrooms with the two largest at the rear with French doors leading out into the good-sized garden. The fourth bedroom is at the front of the property and is next to handy cloaks/WC. All bedrooms are catered for by the three-piece family shower room in classic white and comprises of low-level W/C, vanity sink unit and walk in shower enclosure with modern panelling.

Externally, off-road parking facilities are provided on the driveway for a multiple of vehicles which also gives access to the integral single garage, there are lawned gardens to the front and rear, with the rear affording a high degree of privacy, as well as benefitting from a gravelled patio area and borders with trees, plants and shrubs, a fantastic place where one can relax with a glass of wine of an evening.

This property must be viewed to be appreciated and to avoid disappointment.





KEY FEATURES

- Attractive True Bungalow
- Four Good Sized Bedrooms
- Circa 1145 Square Feet
- Tastefully Decorated Throughout
- Modern Kitchen
- Large Rear Garden
- Driveway Parking
- Garage
- Popular Location
- NO CHAIN

