

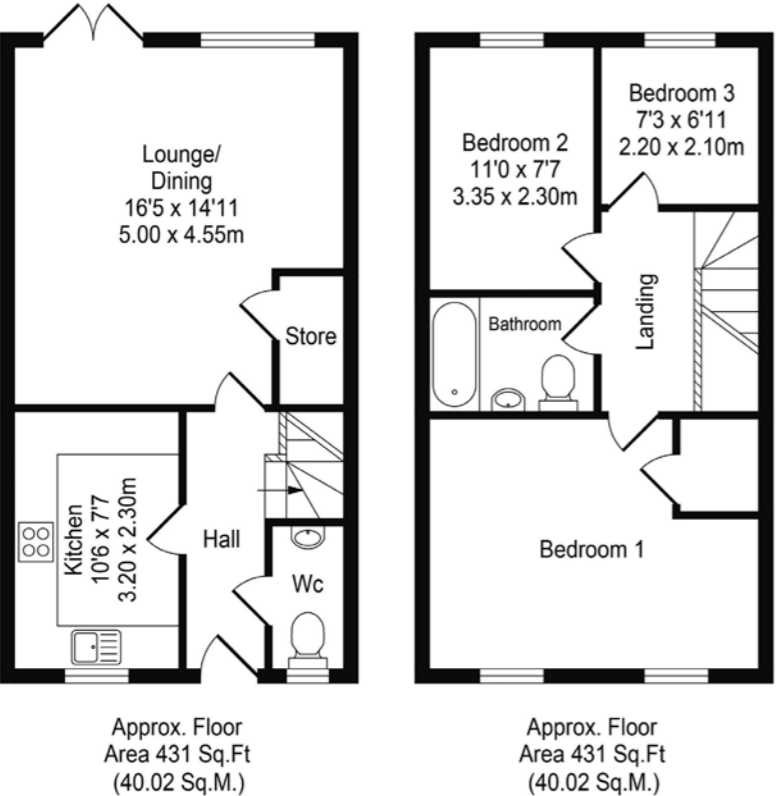


Ormskirk: 01695 570102
arnoldandphillips.com

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

Total Approx. Floor Area 862 Sq.ft. (80.04 Sq.M.)

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



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

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 & Phillips proudly present a quintessential example of modern living, a three-bedroom semi-detached 'chain free' home that caters to the needs of contemporary families. This property perfectly blends functionality with style, offering a seamless transition between comfortable living spaces and the vibrant amenities of town life. Ideally situated, it provides easy access to local shops, schools, and the town center, which is bustling with bars and eateries.

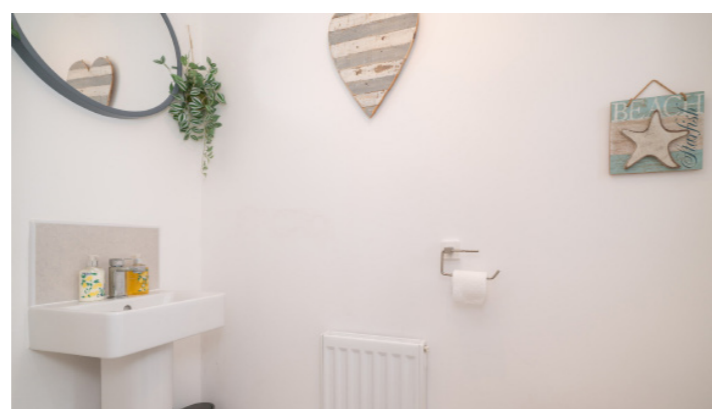
As you step inside, the home welcomes you with an inviting hallway that sets the tone for the rest of the property. The modern kitchen is a testament to thoughtful design, featuring sleek wall and base units complemented by work surfaces that are both stylish and practical. Integrated appliances add to the kitchen's modernity, ensuring that culinary enthusiasts have everything they need at their fingertips.

The true heart of this home is the lounge diner, a space designed for both relaxation and entertainment. With ample room and views over the rear garden, it invites residents to unwind and enjoy the tranquility of their surroundings. The addition of French doors not only enhances the aesthetic appeal but also provides seamless access to the garden, blurring the lines between indoor and outdoor living. Convenience is key, and the property does not disappoint. A handy cloakroom/WC rounds off the ground floor, offering practicality for both residents and guests.

Moving to the first floor, the property continues to impress with three generously sized bedrooms. Each room is designed to maximize space and comfort, providing the perfect retreat for family members at the end of the day. The first floor is served by a well-appointed three-piece bathroom suite, complete with the added benefit of a shower over the bath, catering to both quick morning routines and leisurely evening soaks.

Externally, the property is equally appealing, with off road parking on a private car park at the rear of the property, a valuable asset for any modern home. The rear garden is designed for easy maintenance, allowing residents to enjoy outdoor activities without the burden of constant upkeep.

In summary, this three-bedroom semi-detached home by Arnold & Phillips is more than just a property it is a lifestyle choice. It offers modern living at its finest, with a careful balance of style, convenience, and comfort. Whether you are a growing family or someone looking to enjoy the vibrancy of town life, this home stands as an ideal choice, promising a harmonious blend of contemporary living and community engagement.





KEY FEATURES

Attractive Semi Detached Property

Chain Free

Three Good Sized Bedrooms

Circa 862 Square Feet

Cosy Lounge/Diner

Modern Kitchen

Easy to Maintain Rear Garden

Off Road Parking

Close to Local Amenities

Good Transport Links



