



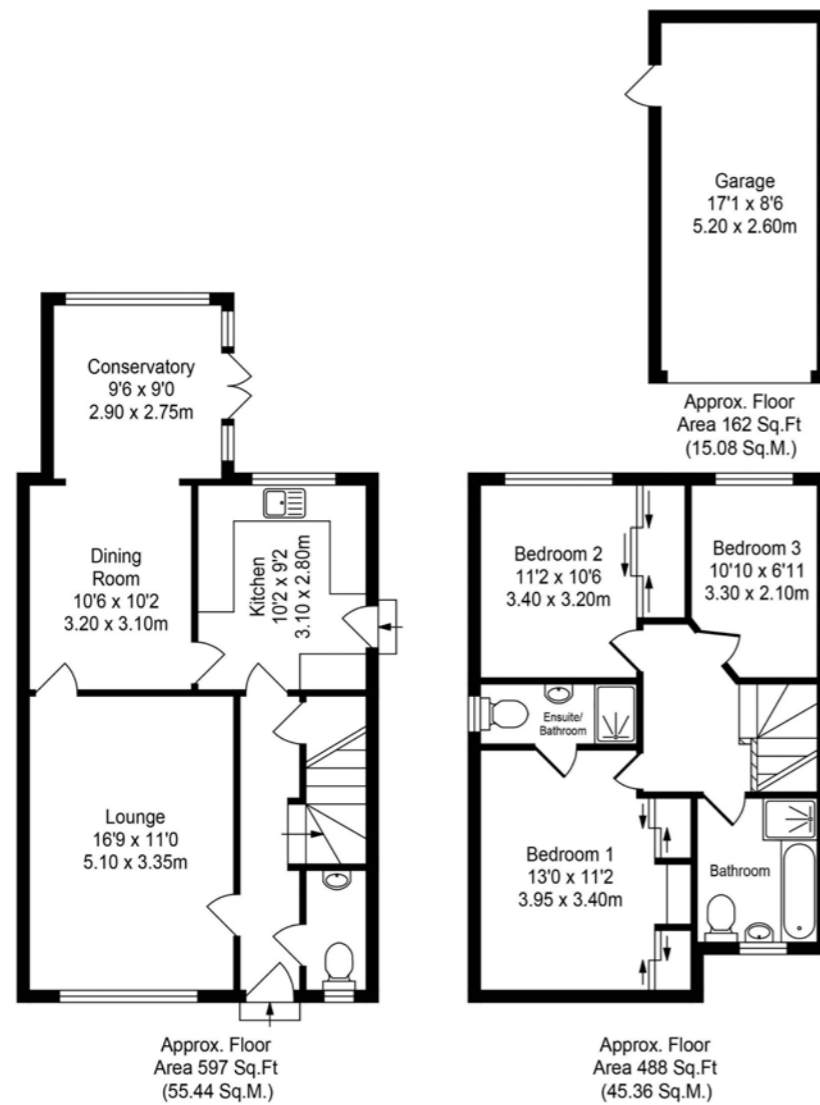
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1247 Sq.ft. (115.88 Sq.M.)

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



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

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

Highland Drive, Buckshaw Village

A&P

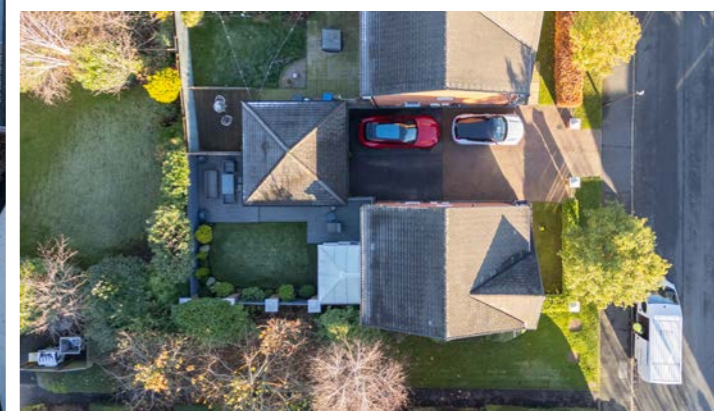
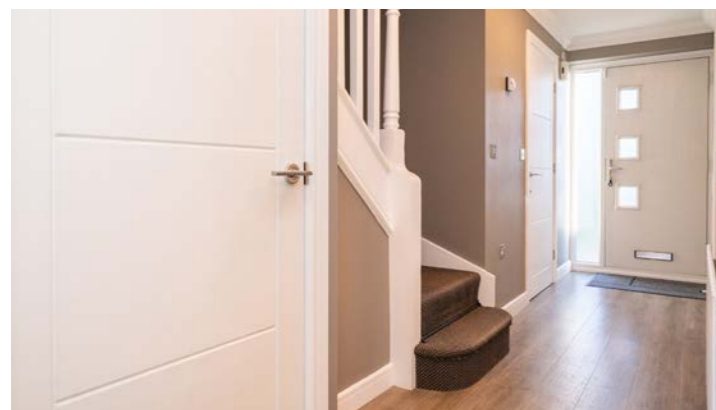
Arnold & Phillips proudly present a modernised three-bedroom detached family home, meticulously delivered to an impeccable standard. This property is not just a house, it is a sanctuary offering both comfort and convenience amidst a vibrant village setting. Buckshaw Village is a desirable location, with the property being within walking distance of the village square. It offers residents a plethora of amenities, including shops, schools, eateries, and pubs, all just a stone's throw away. For those who commute, the train station provides excellent links, and the proximity to motorway connections ensures ease of travel to further destinations.

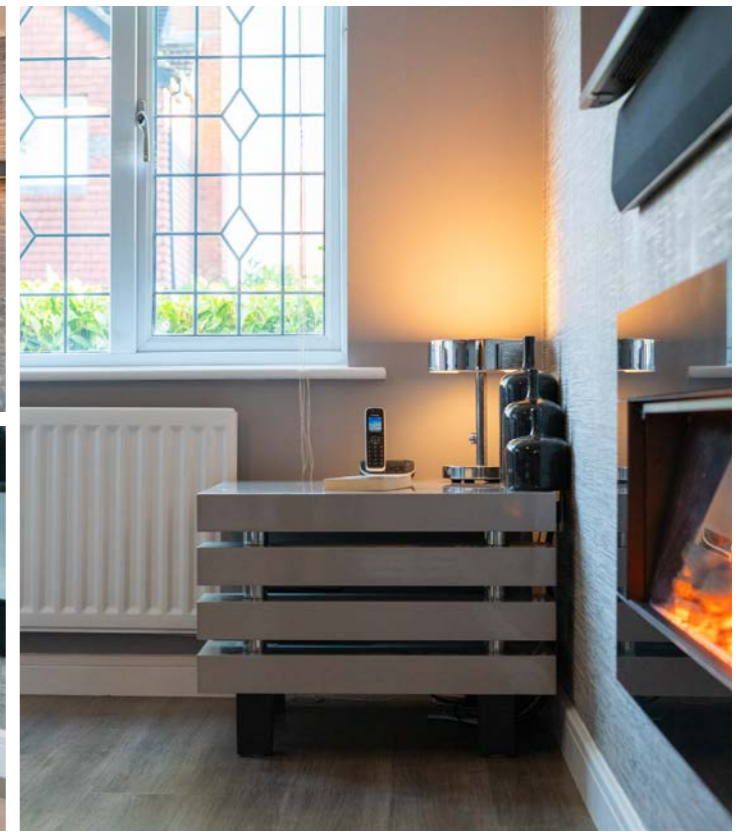
Upon arrival, one is immediately captivated by the home's attractive frontage, which hints at the elegance within. Stepping inside, a light and airy entrance hallway welcomes you, setting a tone of spaciousness and warmth. The ground floor offers a handy W/C for convenience, alongside a beautifully presented lounge. This cosy space features an insert fire, perfect for relaxing evenings spent with family or friends. The heart of the home lies in its modern kitchen, fitted with sleek white wall and base units and integrated appliances, ensuring both functionality and style. This culinary hub seamlessly opens into the dining room, creating an open-plan living space that is ideal for both everyday meals and entertaining guests. The flow continues into the conservatory, a tranquil retreat where one can unwind while enjoying views over the rear garden.

Ascending to the first floor, the property boasts three generously sized bedrooms. The master bedroom is a true highlight, benefiting from fitted wardrobes and an en suite bathroom, offering a private sanctuary for relaxation. Bedroom three is currently utilised as an office, showcasing the versatility of the space to accommodate varying needs. The remaining private rooms are serviced by a four-piece fitted bathroom, ensuring comfort and convenience for the entire family.

Externally, this lovely home does not disappoint. The garden frontage is complemented by a driveway that offers off-road parking, leading to a single garage. The rear garden is a true oasis, characterized by clean, modern lines and designed for both beauty and privacy. With mature borders, a laid-to-lawn garden, and private seating areas, it is an idyllic setting for outdoor gatherings or quiet moments of solitude.

In conclusion, this modernised family home on the much sought-after Highland Drive is a rare find. Its prime location and thoughtful design make it an exceptional choice for those seeking a harmonious blend of modern living and village charm.





KEY FEATURES

- Modern Detached Family Home
- Three Generous Sized Bedrooms with Ensuite to Master
- Circa 1247 Square Feet
- Beautifully Presented Lounge
- Modern Kitchen
- Light and Bright Conservatory
- Well Maintained Rear Garden
- Driveway Parking
- Garage
- Sought After Location
- Great Transport Links



