



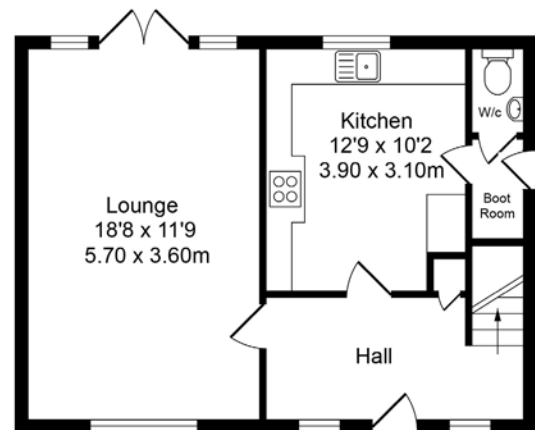
Ormskirk: 01695 570102
Southport: 01704 778668
arnoldandphillips.com

Parbold: 01257 442789
Chorley: 01257 241173

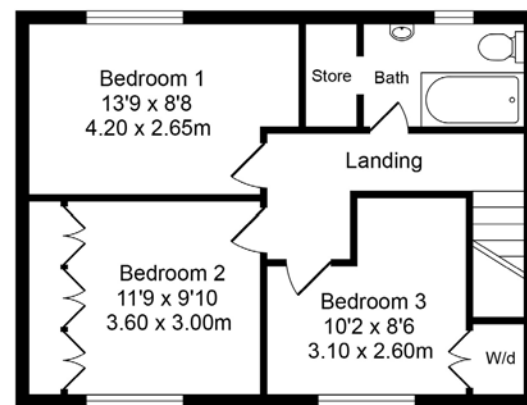
ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1009 Sq.ft. (93.7 Sq.M.)

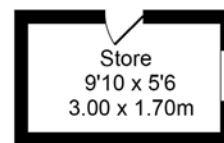
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor
Area 477 Sq.Ft
(44.3 Sq.M.)



First Floor
Approx. Floor
Area 477 Sq.Ft
(44.3 Sq.M.)

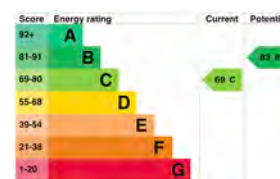


Outbuilding
Approx. Floor
Area 55 Sq.Ft
(5.1 Sq.M.)



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.



THE LUXURY PROPERTY SPECIALISTS

Anderton Road, Euxton

A&P

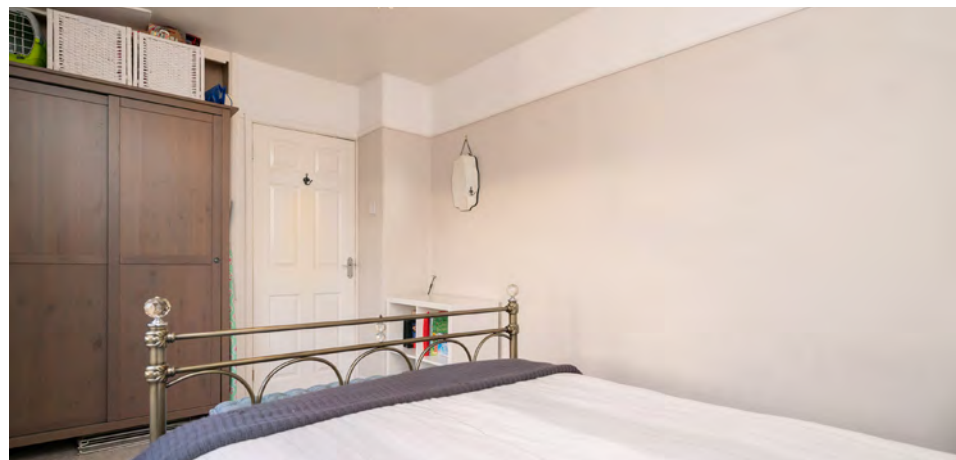
Situated in the heart of Euxton, the semi-detached family home presented by Arnold & Phillips stands as a testament to modern living combined with convenience and aesthetic appeal. This property represents an exceptional opportunity for families seeking a residence that has been meticulously renovated to the highest standards, promising both comfort and style. The prime location of this home ensures residents are well-connected to essential amenities and key transport links, making it an ideal choice for those who value accessibility and community. The location of this property is one of its most significant assets. Nestled within the vibrant village of Euxton, it offers proximity to a variety of local amenities, including shops, schools, and essential services. This accessibility is complemented by the property's excellent transport links, which facilitate easy commuting to major towns and cities. With both motorway and rail options just a short distance away, residents can enjoy effortless travel and connectivity, enhancing the overall lifestyle experience.

Upon entering the home, one is immediately struck by the spaciousness and seamless flow of the layout. The entrance hallway sets the tone for the rest of the property, providing a welcoming and open atmosphere. The lounge and dining area is particularly noteworthy, offering a generous space that is beautifully presented. The inclusion of a feature fireplace adds a touch of warmth and elegance, while French doors leading to the rear garden create a harmonious blend of indoor and outdoor living spaces. The kitchen serves as a focal point of the home, showcasing modern wall and base units that incorporate integrated appliances, ensuring a sleek and contemporary aesthetic. A breakfast bar further enhances the kitchen's functionality, providing an informal dining option that suits the needs of a busy family life. Additionally, the ground floor includes a convenient cloakroom with a WC, underscoring the practicality of the home's design.

Moving to the upper floor, the property offers three well-proportioned bedrooms, each designed to provide comfort and privacy. Bedroom two is equipped with fitted wardrobes, offering ample storage solutions and contributing to the room's overall appeal. The three-piece family bathroom, which serves the upstairs bedrooms, is both functional and stylish, catering to the needs of modern living.

Externally, the property continues to impress with its beautifully landscaped surroundings and excellent off-road parking facilities. The thoughtful design of the outdoor space enhances both the property's aesthetic appeal and its practicality. The rear garden is described as a true oasis, featuring a decked area that is perfect for entertaining guests and enjoying tranquil moments. The mature lawn adds to the garden's charm, creating a serene and picturesque environment. There is an added benefit of an out building for storage. Viewing of this lovely home is highly recommended.





KEY FEATURES

Semi-Detached Family Home

Three Bedrooms

Circa 1009 Square Feet

Meticulously Renovated

Modern Fitted Kitchen

Thoughtfully-Designed Rear Garden

Driveway Parking

Superb Location

