



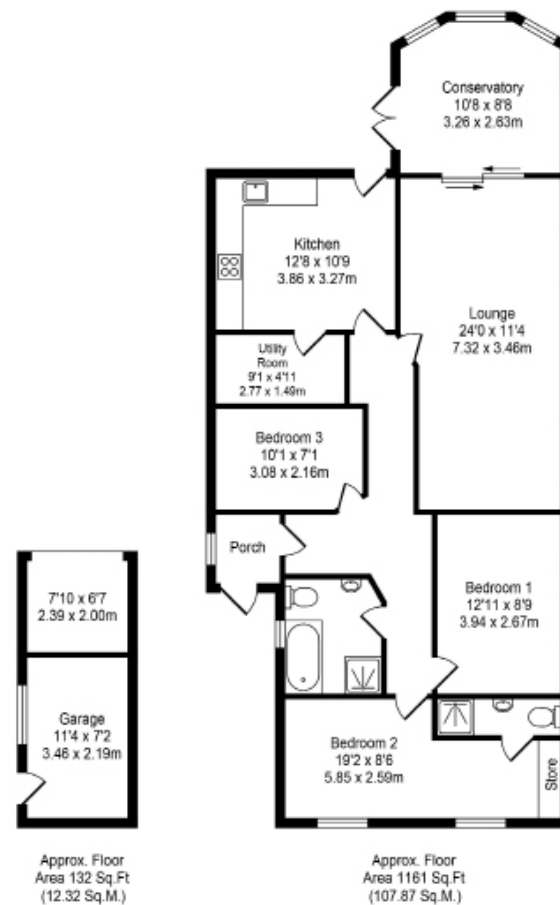
Ormskirk: 01695 570102
arnoldandphillips.com

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

ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1294 Sq.ft. (120.19 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: 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

Holly Grove, Tarleton

A&P

We are proud to present this spacious three bedroom detached true bungalow in the charming village of Tarleton.

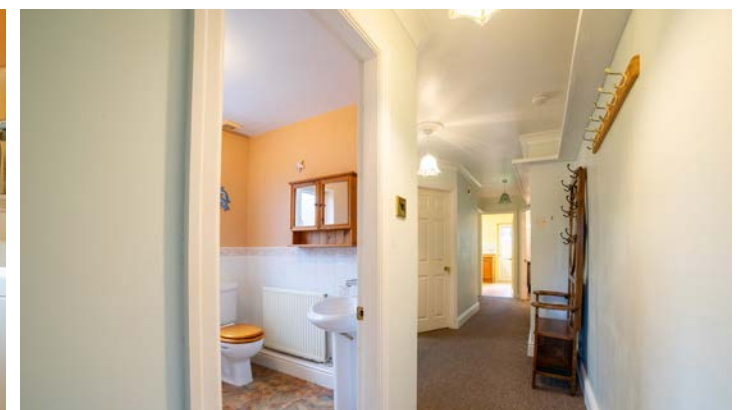
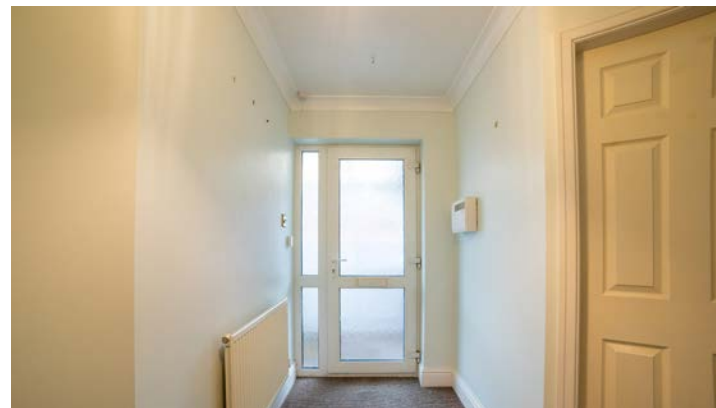
The property sits on an impressive plot of land with 1294 square feet of living space and offers great potential for further development. The size of the plot that the property sits on adds to what is already a very special bungalow, as deceptive as it is charming and has the added benefit of a conservatory and an additional out side purpose built office.

The generous accommodation with well proportioned rooms makes viewing an absolute must. This property is set in a great location which is renowned for its picturesque countryside, yet it is far from remote, with Preston and Southport also within easy reach.

Upon entrance one is greeted by the entrance porch then welcomed into a spacious entrance hall with access to the lounge which is light and airy with patio doors is well proportioned with plenty of light flooding in and opens to a good sized conservatory which provides views over the rear garden. Moving further into the home is the kitchen which is in oak offers an array of integrated appliances. The kitchen then opens to a handy utility room.

The property offers three good sized bedrooms with the master bedroom having the added benefit of an en-suite shower room. A four piece family bathroom then serves the other private areas and bedrooms.

Externally, one is met with a easy maintenance front garden and a lengthy driveway providing off road parking. To the rear is a lawned garden. There is also the benefit of access to the office room and to the garage.





KEY FEATURES

- Detached True Bungalow
- Three Bedrooms
- Circa 1294 Square Feet
- Fantastic Potential
- Spacious Lounge
- Dining Kitchen
- Ample Driveway Parking
- Garage
- Good Sized Rear Garden
- Village Location



