



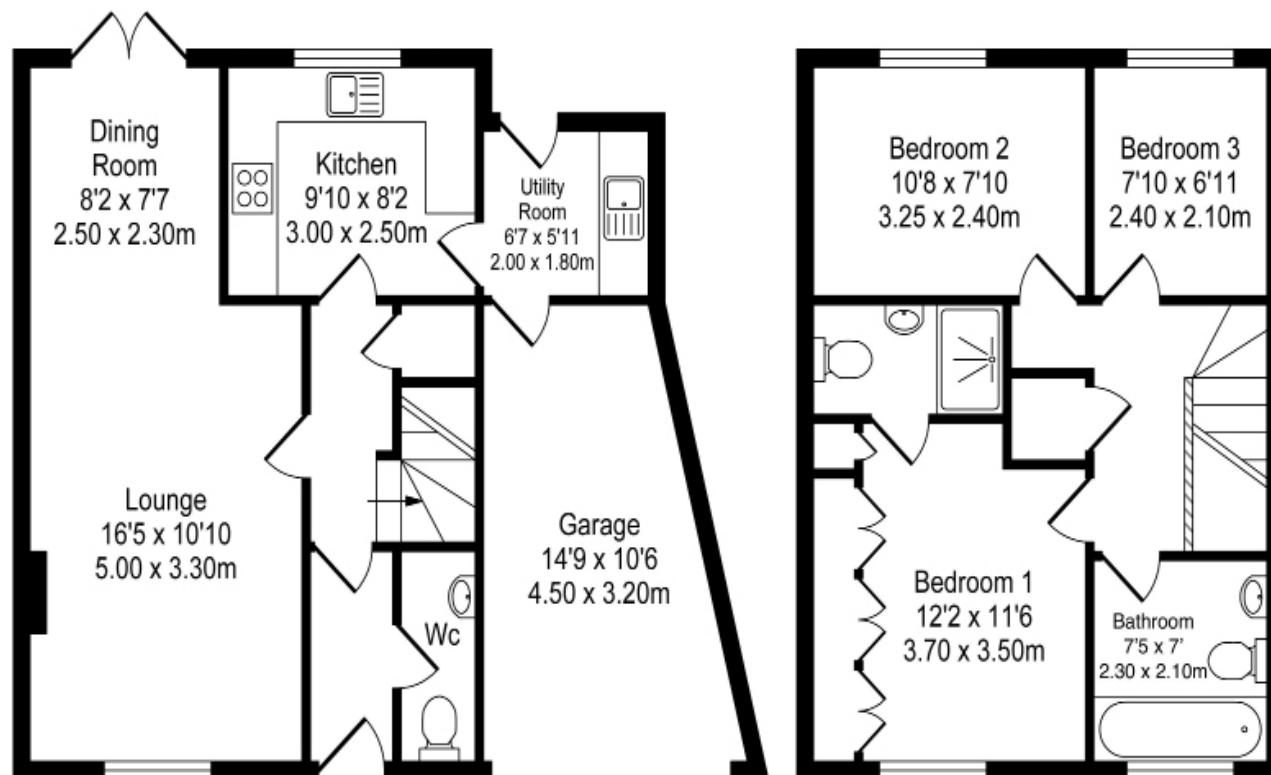
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ARNOLD & PHILLIPS  
ESTATE AGENTS

Total Approx. Floor Area 1080 Sq.ft. (100.33 Sq.M.)

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



Approx. Floor Area 630 Sq.Ft (58.53 Sq.M.)

Approx. Floor Area 450 Sq.Ft (41.80 Sq.M.)

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

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](http://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

Spring Mews, Whittle-le-Woods

A&P



Arnold & Phillips presents an inviting opportunity to acquire a charming semi-detached family home located in a tranquil cul-de-sac in Whittle-le-Woods. This property not only boasts a serene environment but also offers a lifestyle enriched by beautiful country walks and delightful eateries, making it an ideal choice for families and individuals alike.

Whittle-le-Woods is characterised by its picturesque surroundings and community atmosphere. The property is conveniently situated near several primary and secondary schools, which is a significant advantage for families prioritising education. Additionally, its strategic location provides excellent access to motorway links, facilitating easy travel to all major towns and cities in the region. This accessibility enhances the desirability of the area, making it a sought-after location for homebuyers.

Upon entering the property, one is greeted by an attractive entrance hallway that sets a warm and welcoming tone. This hallway provides access to a convenient ground floor W/C, enhancing the overall functionality of the home. As one proceeds into the open-plan lounge diner, the delightful views over the rear landscaped garden create a serene backdrop that is sure to impress. The lounge diner is thoughtfully designed to be light and airy, making it an inviting space for relaxation and family gatherings. A feature fireplace adds a cosy touch, perfect for those cooler evenings, contributing to a homely atmosphere.

The kitchen, accessible from the hallway, is equipped with a range of wall and base units that offer ample storage space. The integrated appliances add a modern touch, making it a practical and efficient area for cooking and meal preparation. Additionally, the presence of a handy utility room rounds off the ground floor, providing extra space for laundry and household tasks.

The first floor of the property features three well-proportioned bedrooms, each designed to offer comfort and privacy. The master bedroom is particularly noteworthy, as it includes fitted wardrobes and a three-piece en-suite bathroom, providing a private retreat for the homeowners. The remaining bedrooms are serviced by a stylish three-piece family bathroom, ensuring convenience for all family members and guests.

Externally, the property is complemented by a driveway that leads to a single garage, offering secure parking and additional storage options. There is also further parking space available at the front of the property, accommodating multiple vehicles and enhancing accessibility for visitors. The rear of the property features a beautifully landscaped garden that offers a degree of privacy, making it an ideal space for outdoor relaxation and entertainment. The garden is meticulously designed with Astro turf, raised borders, and attention to detail. A viewing of this property is highly recommended.







KEY FEATURES

Charming Semi Detached Property

Three Bedrooms with Ensuite to Master

Circa 1080 Square Feet

Spacious Lounge Diner

Stylish Kitchen

Beautiful Well Maintained Rear Garden

Ample Driveway Parking

Attached Garage

Cul-de-Sac Location

Sought After Area













