



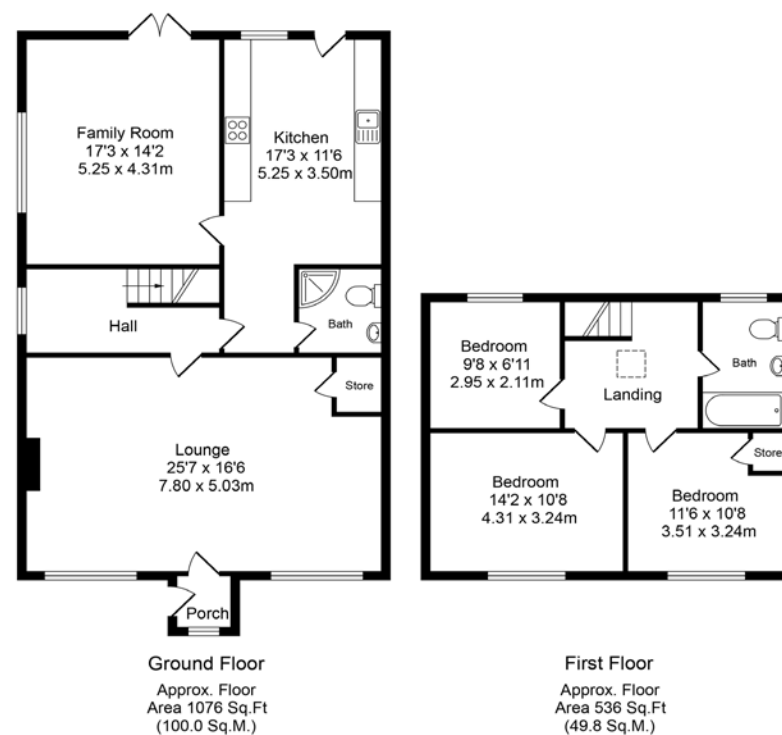
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1612 Sq.ft. (149.8 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

Town Lane, Much Hoole

A&P

Arnold & Phillips are pleased to present this beautifully extended three-bedroom semi-detached home, known as 'Holly House' situated on the prestigious Town Lane in Much Hoole, this property offers a seamless blend of traditional charm and modern convenience. The property is freehold and offered with no chain, making it an attractive option for potential buyers seeking a streamlined purchasing process.

Upon entering the home, you are welcomed by a practical entrance porch, which sets the tone for the rest of the property. The spacious lounge and dining area exudes elegance with its Victorian-style tiled fireplace and stone hearth. This inviting space is well-lit with spotlights and natural light streaming through the front-facing windows, creating a warm and comfortable environment.

The heart of the home is the open-plan kitchen and breakfast room, designed with both functionality and aesthetics in mind. The kitchen features traditional navy wooden cabinetry complemented by sleek white quartz worktops. It is equipped with a Belfast sink with a Victorian-style mixer tap, a range cooker with an extractor fan, and integrated appliances, making it a chef's delight. A Velux window enhances the natural light, and a composite external door provides easy access to the rear garden.

Adjacent to the kitchen is the versatile family room or second reception area, offering dual aspect views and French doors leading to the garden. This space is ideal for both relaxation and entertaining, with its comfortable carpeting and ample lighting. The ground floor also houses a contemporary family bathroom, featuring a modern white suite with a corner shower cubicle, a concealed vanity unit with a WC and wash hand basin, and fully tiled walls, all designed for practicality and style.

Upstairs, the property comprises three well-appointed bedrooms. The master bedroom serves as a serene retreat, complete with carpeting and a window that offers a pleasant view of the front garden. The second bedroom includes built-in storage and shelving, making it both functional and comfortable. The third bedroom, while slightly smaller, offers similar amenities and a rear-facing window that overlooks the picturesque countryside. The first-floor family bathroom features a three-piece suite, including a panelled bath, WC, and pedestal wash hand basin. The part-tiled walls and side-facing window complete the room, offering both functionality and a touch of elegance.

Externally, the property does not disappoint. The front features a large, well-maintained lawn and a block-paved driveway with ample parking for multiple vehicles. The rear garden is designed for enjoyment and privacy, with Astroturf and hedging that provide a serene view of the surrounding countryside. It is south-facing, ensuring plenty of sunlight for those who love to relax and enjoy their surroundings in the summer months.





KEY FEATURES

Extended Semi Detached Property

Three Bedrooms

Circa 1612 Square Feet

Two Spacious Reception Rooms

Stylish Dining Kitchen

South Facing Rear Garden

Ample Driveway Parking

Village Location





