



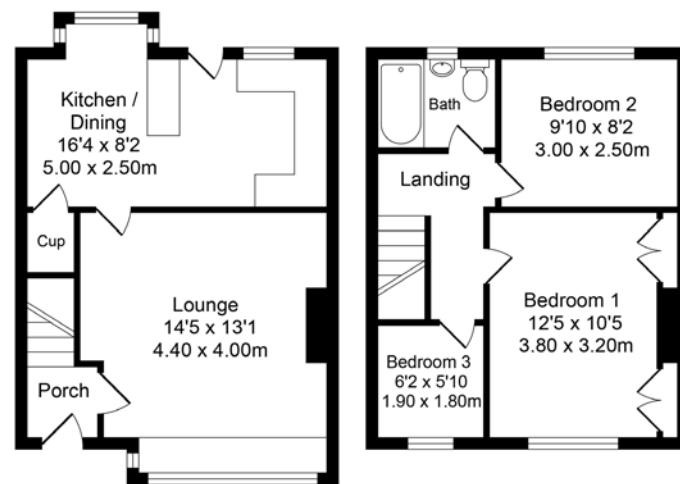
Ormskirk: 01695 570102
arnoldandphillips.com

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

ARNOLD & PHILLIPS
ESTATE AGENTS

Nelson Street Total Approx. Floor Area 732 Sq.ft. (68.0 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 381 Sq.Ft
(35.4 Sq.M.)

First Floor
Approx. Floor
Area 351 Sq.Ft
(32.6 Sq.M.)



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

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

Nelson Street, Bamber Bridge

A&P

Arnold and Phillips proudly present a beautifully appointed three-bedroom mid-terrace family home that seamlessly blends traditional charm with modern amenities. This property, an ideal choice for families seeking a comfortable and convenient lifestyle, is strategically located to offer easy access to a wide range of local amenities, including shops and schools, as well as excellent transport links to major towns and cities.

Upon entering the property, one is greeted by an inviting entrance porch, which serves as a functional space that not only shelters the interior from the elements but also provides access to the staircase leading to the first floor. This thoughtful design element ensures a smooth transition from the outside world into the warmth and comfort of the home.

The lounge, positioned at the front of the property, is a testament to both style and functionality. Its bright and airy ambiance is accentuated by a large bay window that floods the room with natural light. The room's centerpiece is a charming feature fireplace equipped with a gas fire, creating a cozy atmosphere that is perfect for relaxation and family gatherings. This space is designed to be both welcoming and practical, making it an ideal setting for everyday living.

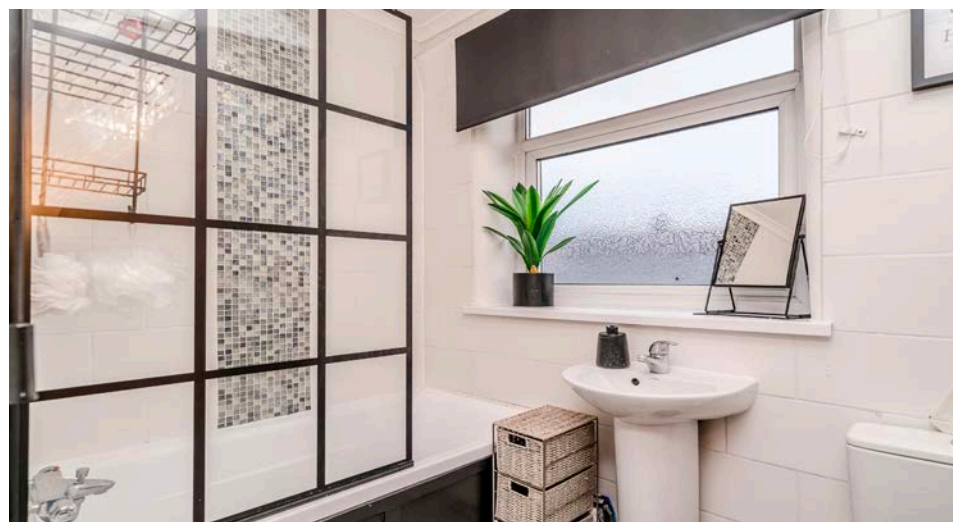
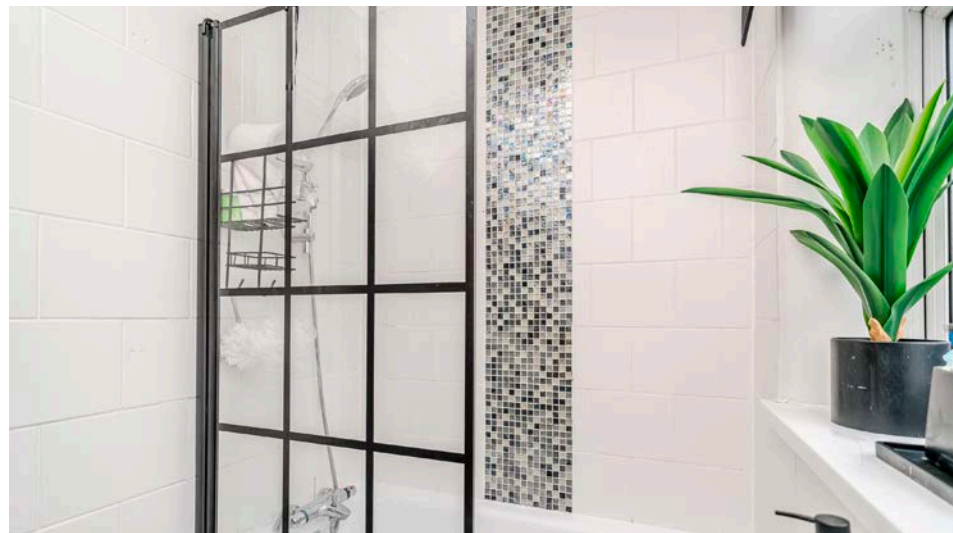
The heart of the home is undoubtedly the modern kitchen and dining room, which boasts a comprehensive range of fitted wall and base units. These units are designed to maximize storage and functionality, ensuring that the kitchen remains uncluttered and efficient. The inclusion of integrated appliances adds to the sleek, contemporary feel of the space, making it not only a place for cooking but also for dining and socializing. This modern kitchen is a perfect blend of form and function, catering to the needs of a modern family.

Ascending to the first floor, one finds three generously sized bedrooms, each offering ample space and comfort. The master bedroom stands out with its fitted wardrobes, which provide ample storage solutions while maintaining the room's aesthetic appeal. Additionally, the decorative fireplace in the master bedroom adds a touch of character and charm, enhancing the room's overall allure.

The modern three-piece family bathroom serves the private areas of the home, designed with both style and practicality in mind. This space ensures that all family needs are met comfortably and efficiently, providing a sanctuary for relaxation and rejuvenation.

Externally, the property continues to impress with a well-maintained front garden that features a gated entrance. This not only enhances the property's curb appeal but also offers a sense of privacy and security. At the rear a private courtyard presents a versatile outdoor space, perfect for alfresco dining, and could be used for parking if double gates were fitted, providing convenient access for vehicles and enhancing the property's functionality. A new roof was fitted only six years ago which contributes to improved energy efficiency.





KEY FEATURES

Attractive Garden Fronted
Terraced Property

Three Bedrooms

No Chain

Circa 732 Square Feet

Spacious Lounge

Modern Dining Kitchen

Rear Courtyard

Close to Local Amenities

Good Transport Links



