



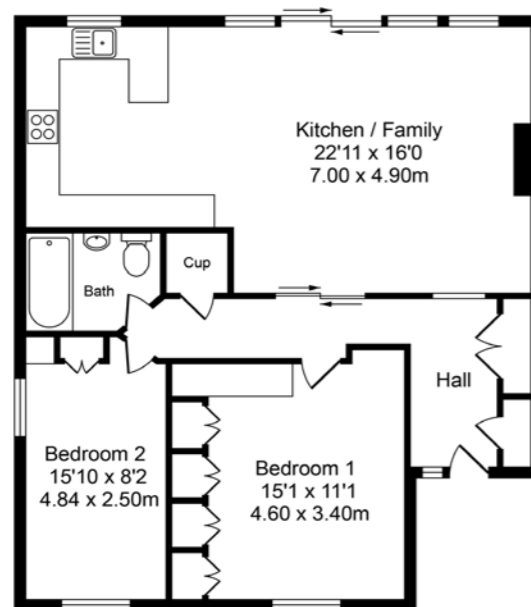
Ormskirk: 01695 570102  
arnoldandphillips.com

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

ARNOLD & PHILLIPS  
ESTATE AGENTS

**Rectory Lane**  
Total Approx. Floor Area 962 Sq.ft. (89.4 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 962 Sq.Ft  
(89.4 Sq.M.)

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](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

Rectory Lane, Winwick

A&P

Arnold and Phillips are excited to showcase this stunning fully renovated detached true bungalow, which boasts an attractive modern facade and an impressive driveway that adds to its curb appeal.

This beautiful home benefits from an energy efficient air source heat pump and the luxury of underfloor heating throughout.

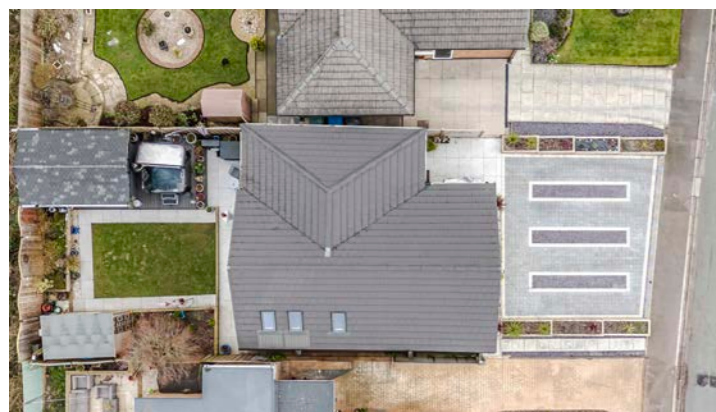
Inside, the home features a spacious open-plan kitchen and family room, perfect for contemporary living. This inviting area includes a cosy living space with a feature fireplace and expansive sliding doors that seamlessly connect to the beautifully designed rear garden.

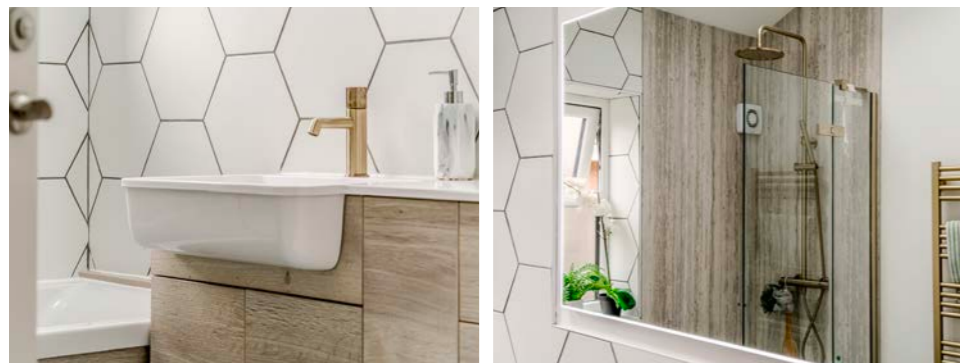
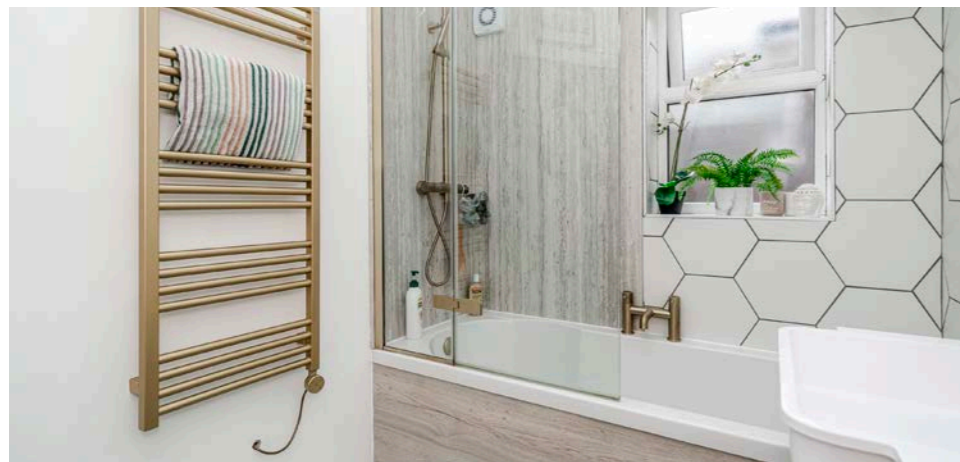
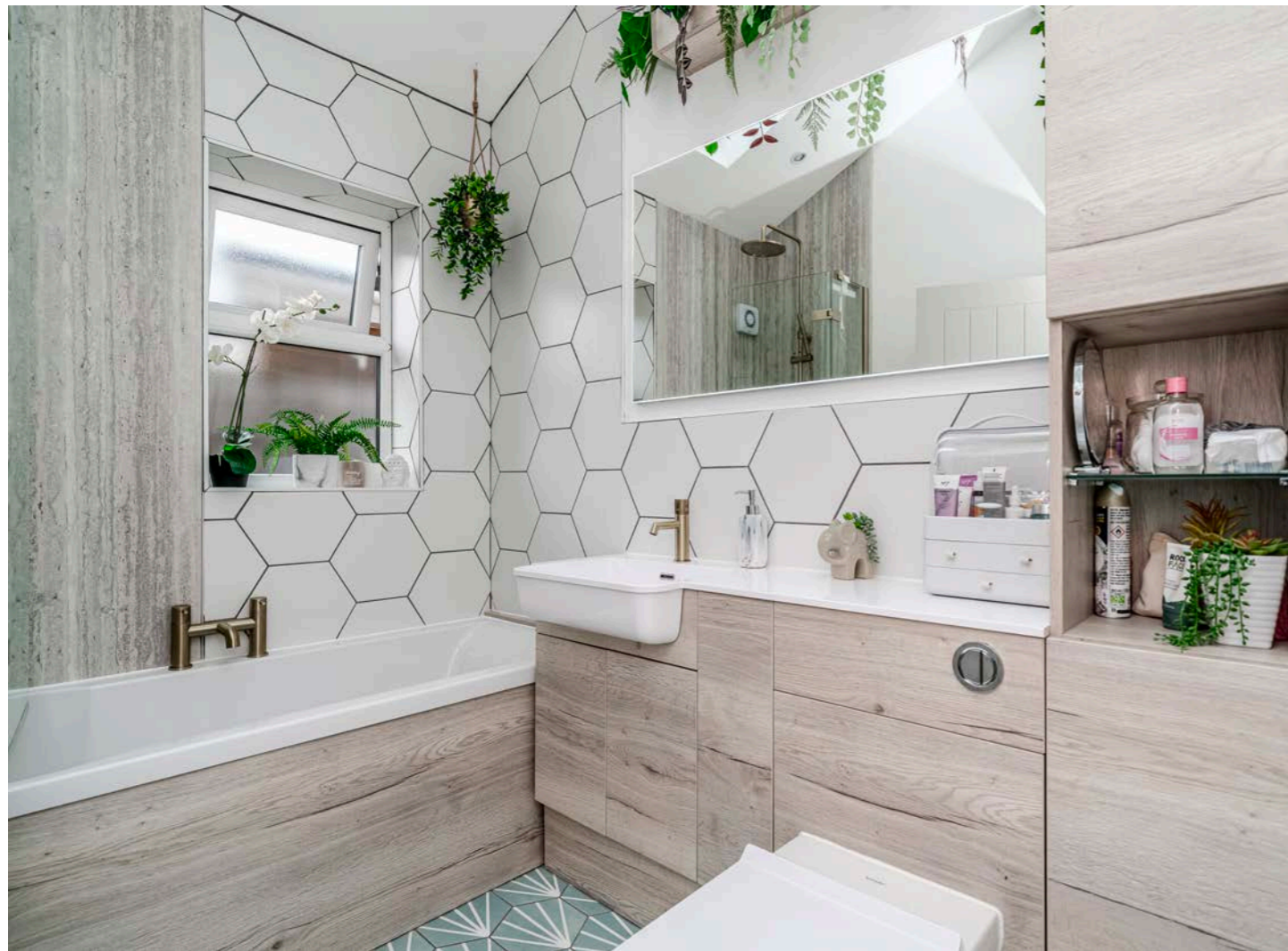
The kitchen is fitted with stylish units, quality work surfaces, a Quooker hot tap and integrated appliances, providing both functionality and aesthetic appeal. There is also ample space for a dining table and chairs, making it an ideal spot for family gatherings and entertaining.

The bungalow comprises two generously sized bedrooms, both equipped with fitted wardrobes for convenient storage. The modern bathroom features elegant tiling, ensuring a sophisticated finish.

Externally, the property offers ample driveway parking, and the rear garden is a true highlight. At the rear it features a well-maintained lawn, a covered decking area complete with an outdoor kitchen, seating, and a hot tub, creating the perfect space for outdoor entertaining and relaxation. This also boasts the added benefit of not being overlooked, providing a level of privacy for you and your family.

This bungalow is a fantastic opportunity for those seeking a stylish and functional home with excellent outdoor amenities.





### KEY FEATURES

Fully Renovated True Bungalow

Energy Efficient

Good Sized Plot

Two Good Sized Bedrooms

Circa 962 Square Feet

Stunning Open Plan Family Room

Not Overlooked

Beautiful Rear Garden



