

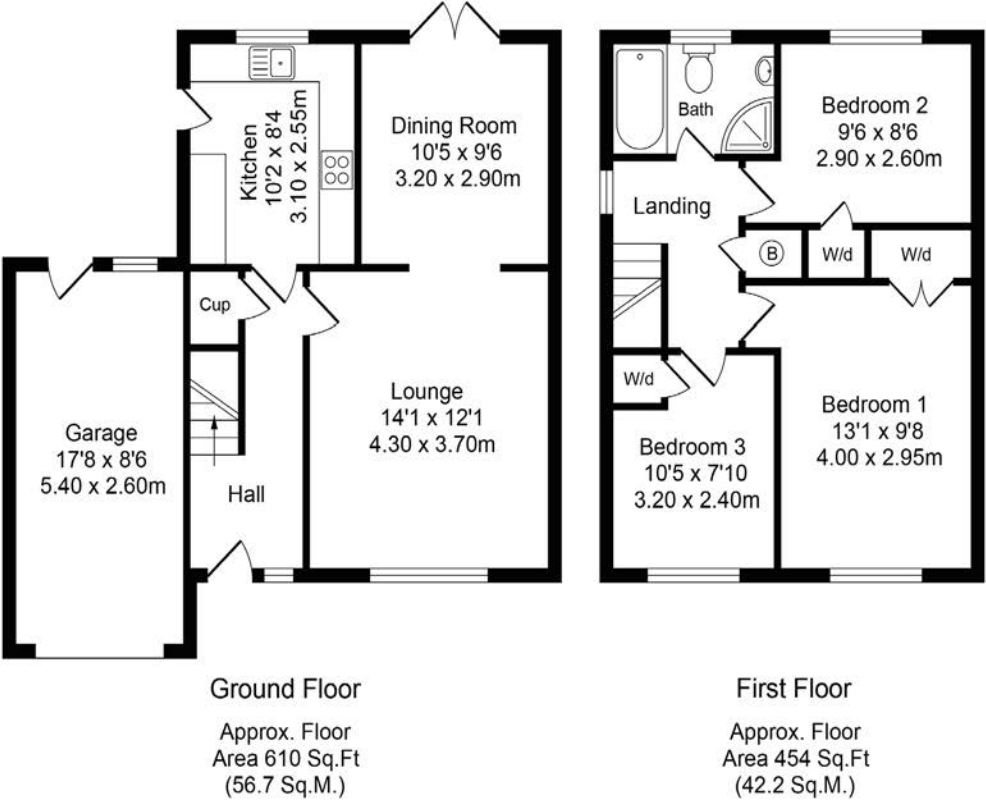


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Southport: 01704 778668  
Chorley: 01257 241173  
Parbold: 01257 442789

Fellstone Vale  
Total Approx. Floor Area 1064 Sq.ft. (98.9 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: 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.





Arnold and Phillips are delighted to present this delightful link-detached property, perfectly situated in a semi-rural location that offers a harmonious blend of tranquility and convenience. This charming three-bedroom home exudes character and boasts an impressive façade that immediately captures the eye. Having undergone recent renovations, it presents an excellent opportunity for buyers, particularly as it is chain-free, ensuring a hassle-free and straightforward transition into your new home.

Upon entering the property, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The hallway leads into a light and bright lounge, which features a cosy fireplace that serves as a charming focal point for the room. This inviting space flows seamlessly into the dining room, where patio doors open directly into the rear garden, allowing for an abundance of natural light and easy access to outdoor living.

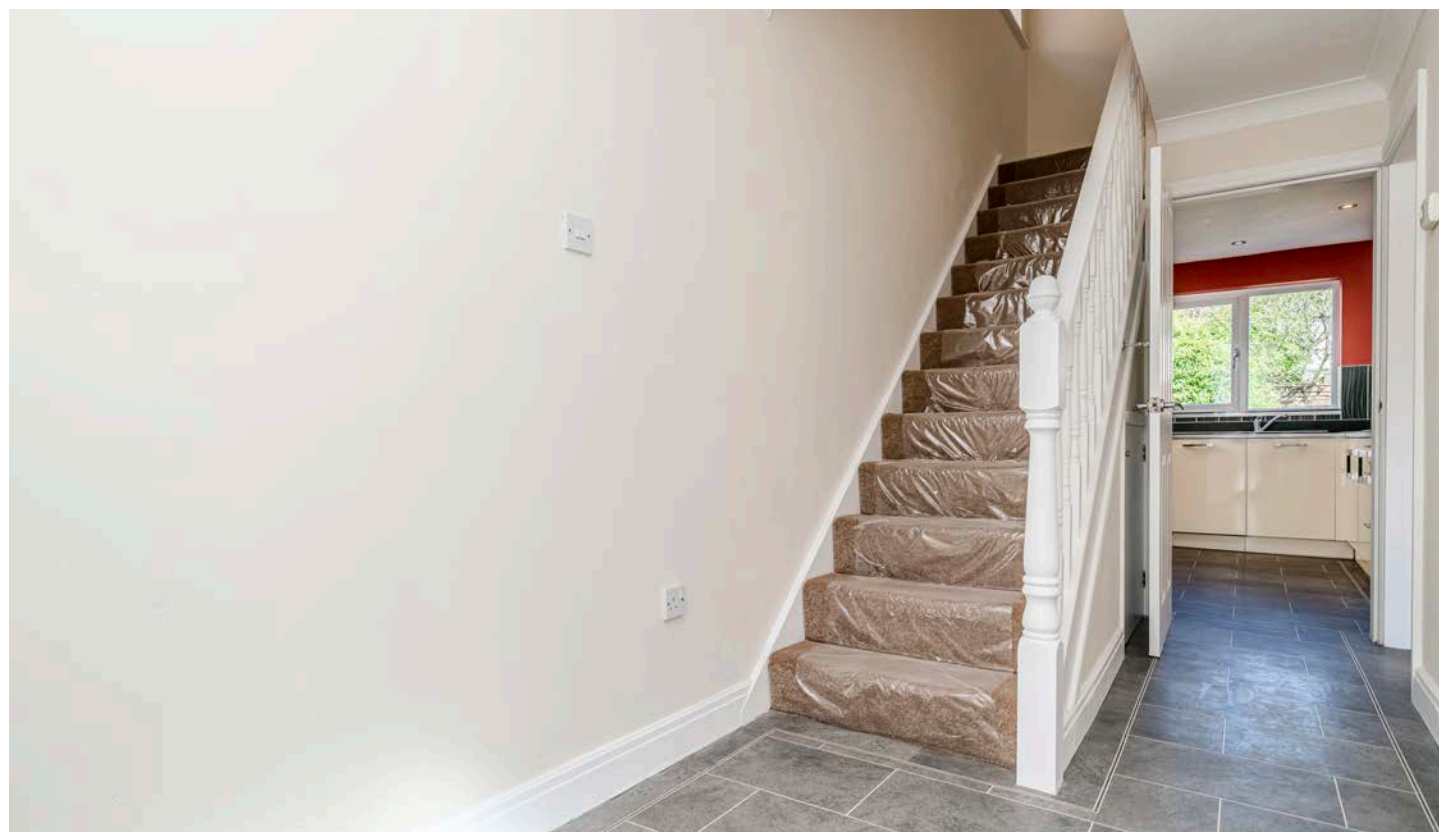
The kitchen is both modern and stylish, featuring sleek gloss units that add a contemporary touch to the space. The contrasting worktops create a striking visual appeal, enhancing the overall aesthetic while providing ample workspace for meal preparation. This well-appointed kitchen is also equipped with a range of integrated appliances, ensuring convenience and efficiency for all your cooking needs. Whether you're preparing a quick breakfast or hosting a dinner party, this kitchen is designed to meet the demands of modern living while remaining a stylish centerpiece of the home.

Venturing upstairs to the first floor, you will find three well-proportioned bedrooms, each equipped with fitted wardrobes. These neutrally decorated rooms are ready for you to infuse your personal style and create your ideal living space. The family bathroom is thoughtfully designed, featuring a bath and a corner shower, and is fully tiled for a modern and sophisticated finish.

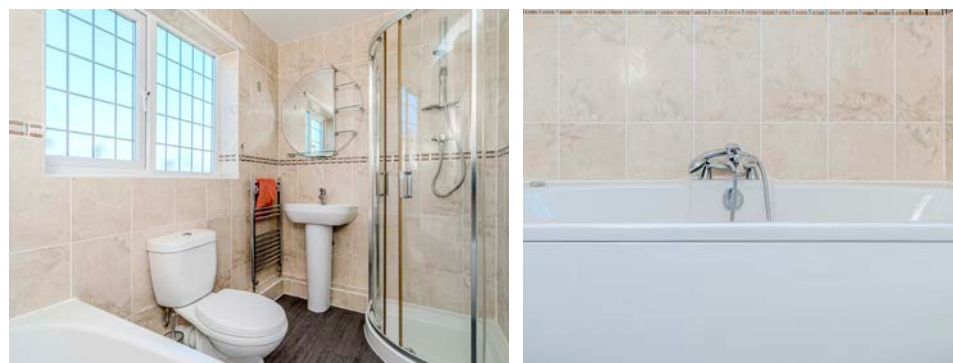
Externally, the property offers driveway parking for two vehicles, ensuring convenience for you and your guests. An attached single garage provides additional storage space for gardening tools and equipment, making it easy to keep your outdoor area tidy and organized. The private rear garden is a true highlight, featuring a lawned area ideal for children to play or for enjoying outdoor activities with family and friends. Additionally, a paved patio provides the perfect setting for alfresco dining or simply relaxing in the sun.

The location of this property is highly sought after, surrounded by picturesque countryside that offers numerous walking trails to explore with friends and family or to take your dog for a stroll. With excellent transport links nearby, including easy access to the motorway, commuting to nearby towns and cities is both convenient and efficient.

In conclusion, this charming link-detached property in a semi-rural setting presents a wonderful opportunity for those seeking a spacious and inviting home. With its appealing features, modern renovations, and prime location, it is ready to welcome its new owners. For anyone interested in viewing this delightful property, Arnold and Phillips invite you to get in touch and arrange a viewing. This is a home that truly should not be missed!







KEY FEATURES

Attractive Link Detached Property

Three Well Proportioned Bedrooms

Circa 1064 Square Feet

Light Filled Lounge

Dining Room

Modern Kitchen

Driveway Parking

Garage

Good Sized Rear Garden





