



Ormskirk: 01695 570102  
arnoldandphillips.com

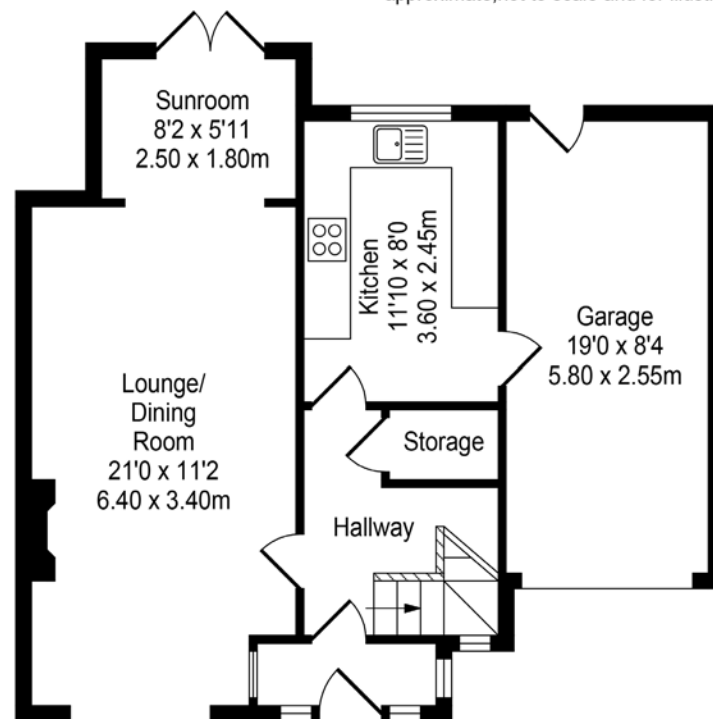
Southport: 01704 778668  
Chorley: 01257 241173  
Parbold: 01257 442789

ARNOLD & PHILLIPS  
ESTATE AGENTS

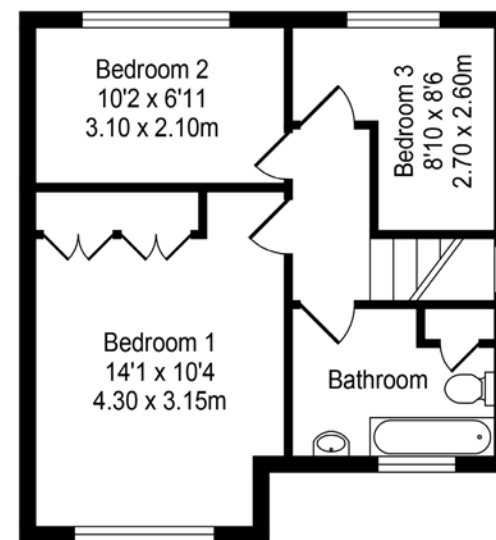
## Glenroyd Preston Road

Total Approx. Floor Area 1033 Sq.ft. (95.92 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 656 Sq.Ft  
(60.95 Sq.M.)

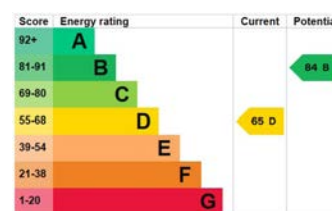


Approx. Floor  
Area 376 Sq.Ft  
(34.97 Sq.M.)



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

Preston Road, Charnock Richard

A&P



Arnold and Phillips are excited to introduce this attractive semi-detached property to the market, located in a highly sought-after village that is sure to capture the interest of families and potential homeowners alike. This charming family home offers a warm and inviting atmosphere, making it a desirable choice for those looking to settle in a vibrant community.

Upon entering the property, you are greeted by an entrance porch that leads into a welcoming hallway. From here, the space opens up into a spacious and light-filled lounge dining room, tastefully decorated to create an inviting ambiance. A cosy wood burner nestled in the fireplace adds a touch of warmth, making it perfect for relaxing evenings spent indoors. An archway connects the lounge dining room to an additional flexible room, complete with French doors that open to the outside. This versatile space can be utilized as a dining room or a snug, providing a delightful area to enjoy views of the garden.

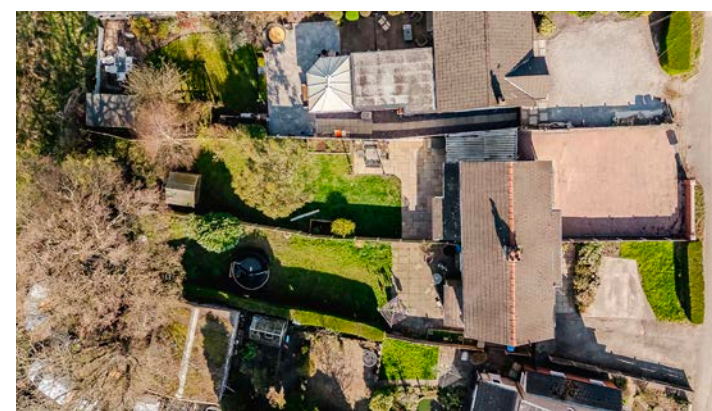
At the rear of the property, the kitchen is fitted with stylish shaker units and elegant oak work surfaces, combining functionality with aesthetic appeal. This well-designed kitchen serves as the heart of the home, ideal for family gatherings and meal preparations.

Upstairs, the property features three bedrooms, with the largest benefitting from fitted wardrobes that provide ample storage space. The additional bedrooms are well-sized and can comfortably accommodate single beds, making them suitable for children or guests. The family bathroom has been modernly designed, featuring a bath with an overhead shower and quality tiling that adds a touch of sophistication.

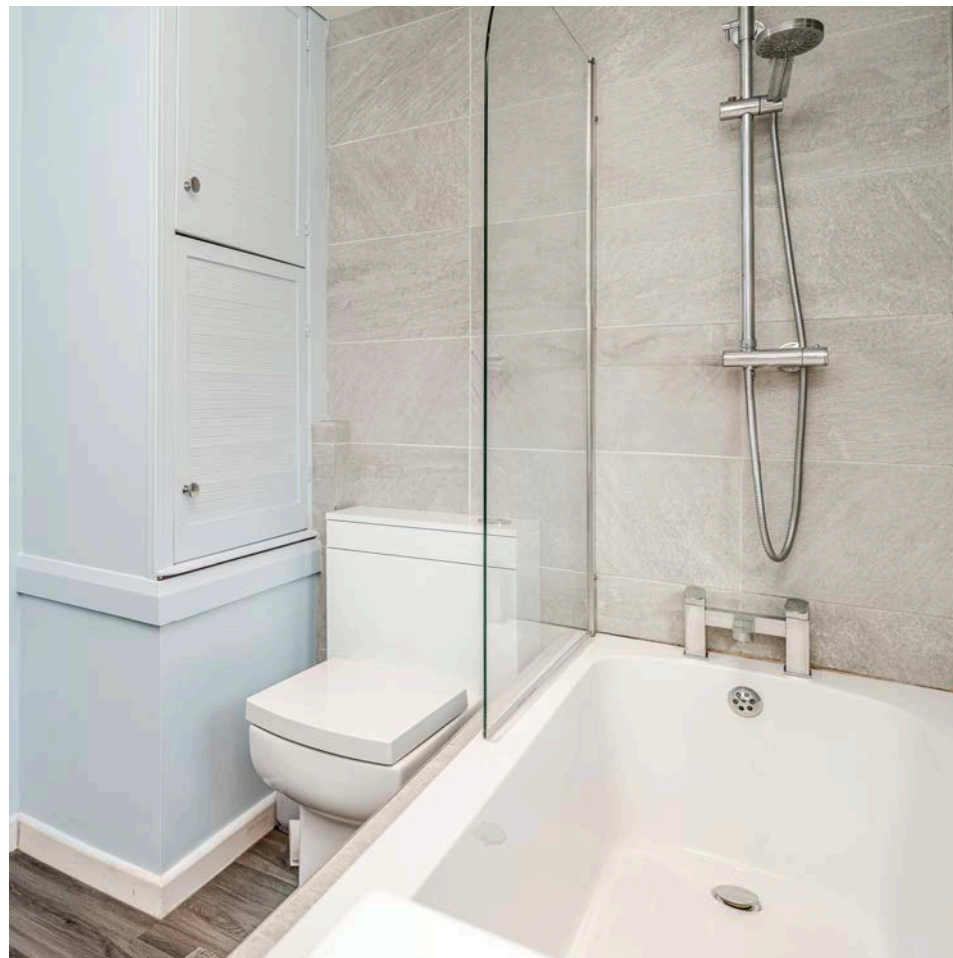
Externally, the front of the property boasts a spacious blocked-paved driveway capable of accommodating several vehicles, which also leads to a garage that offers excellent storage options. This property also includes the added benefit of an electric car charger, catering to modern energy needs and promoting sustainable living. The expansive rear garden is immaculately maintained, featuring a large patio area perfect for outdoor entertaining, alongside a lush lawn that provides a serene space for relaxation and play. There is a large summer house equipped with electricity, making it a perfect retreat for relaxation or a functional workspace. Additionally, the pergola in the garden is also supplied with electricity, enhancing the versatility of the outdoor area for entertaining or enjoying leisurely afternoons.

There is significant potential for future development, as plans for a one-story extension at the side of the property have previously been approved. Alternatively, homeowners may consider extending at the rear of the property, provided the correct planning permissions are obtained. This flexibility allows for the opportunity to customize and expand the living space to suit individual needs, making this property not just a home, but a canvas for future growth and enhancement.

Overall, with these amenities and possibilities, this semi-detached property offers a blend of comfort, functionality, and potential, making it an exceptional choice for families seeking both immediate enjoyment and future possibilities.





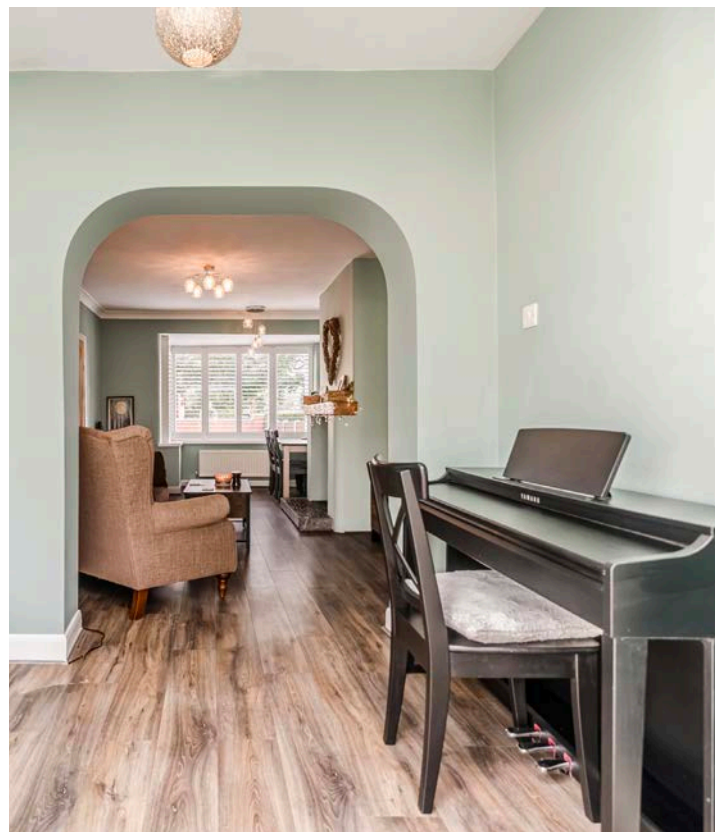


**KEY FEATURES**

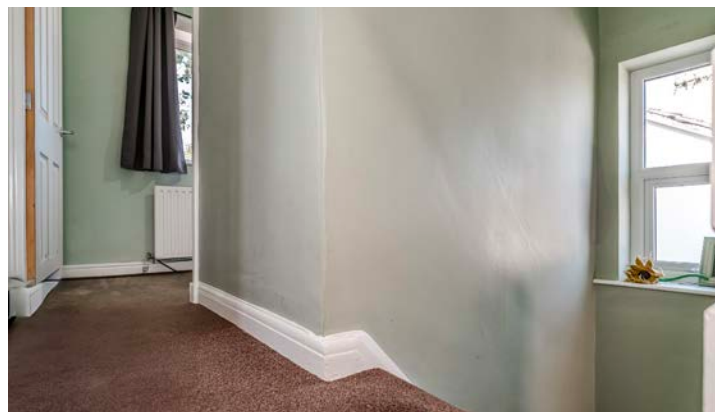
- Attractive Semi Detached Property
- Large Plot
- Three Bedrooms
- Circa 1033 Square Feet
- Spacious Lounge Diner
- Stylish Kitchen
- Expansive and Well Maintained Rear Garden
- Summer House
- Ample Driveway Parking
- Electric Car Charger
- Garage
- Sought After Location















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