



Ormskirk: 01695 570102
arnoldandphillips.com

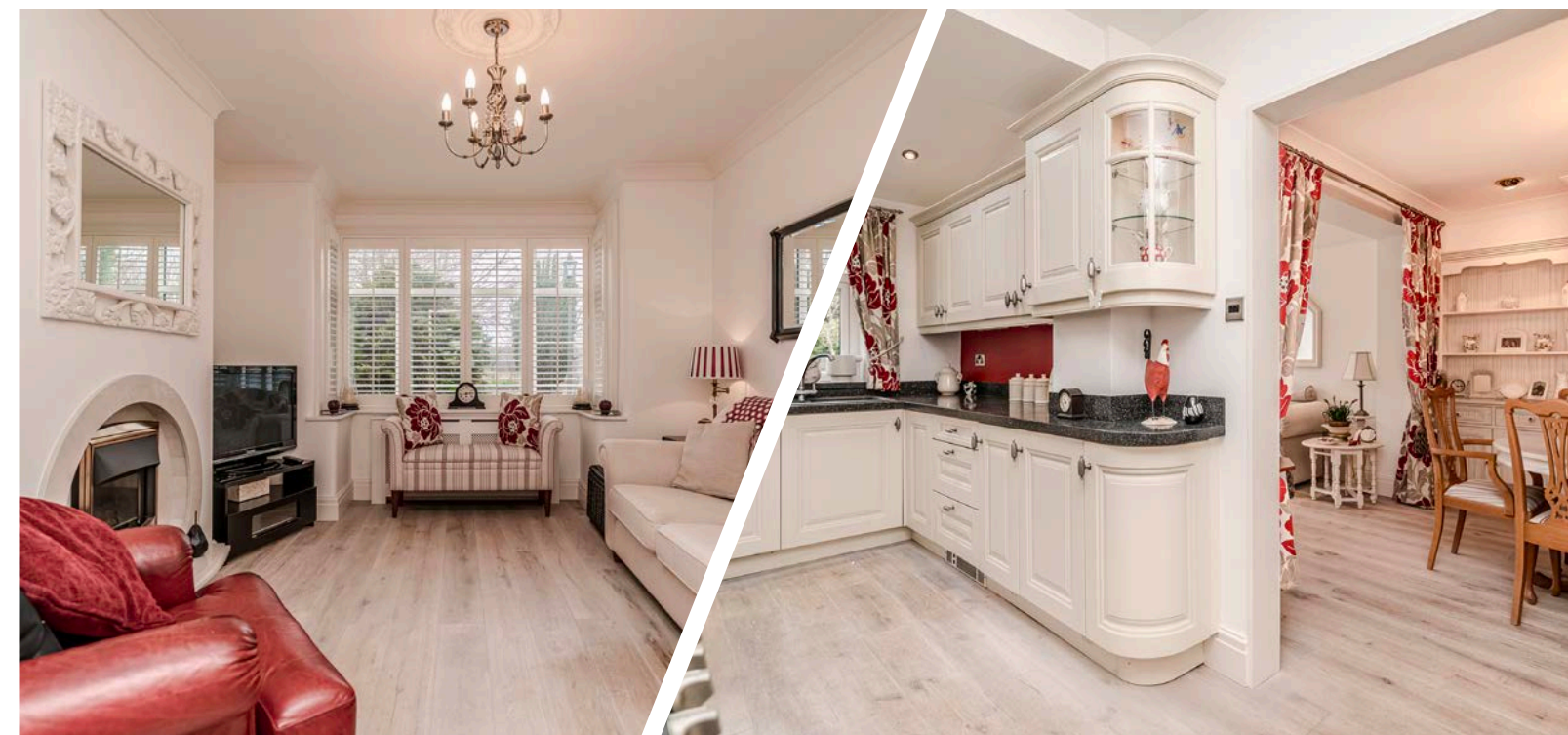
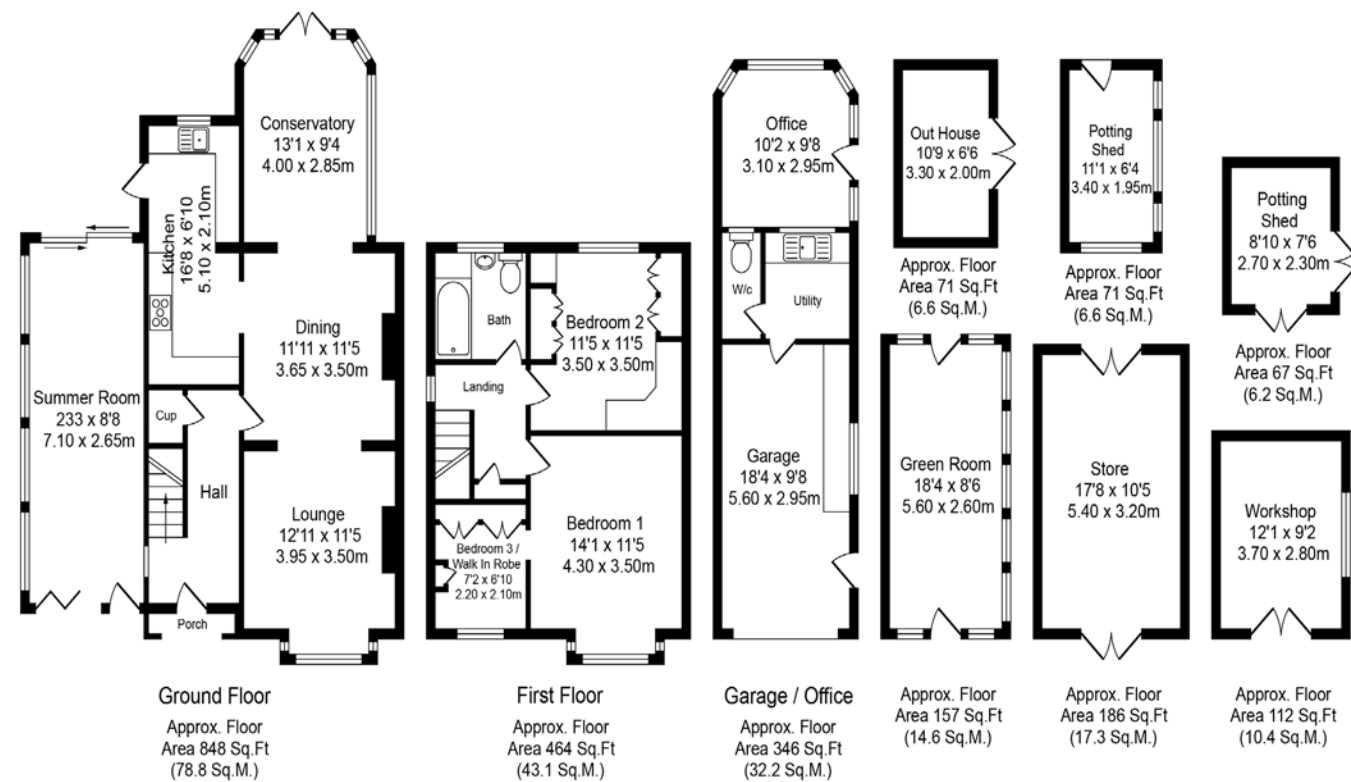
Southport: 01704 778668
Chorley: 01257 241173
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ARNOLD & PHILLIPS
ESTATE AGENTS

Moor Road

Total Approx. Floor Area 2322 Sq.ft. (215.8 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
Council Tax Band:

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

Moor Road, Croston

A&P

Arnold & Phillips proudly present a distinguished family home located in the highly coveted village of Croston, a locale prized for its community-centered atmosphere and picturesque charm. This residence is more than mere brick and mortar; it is a testament to the care and love invested by its previous owners, promising a warm and nurturing environment ideal for family living.

Upon entering the home, one is greeted by an inviting entrance hallway that sets an immediate tone of warmth and hospitality. This hallway seamlessly introduces visitors to the dining room and the adjoining lounge, the latter of which is adorned with an elegant bay window and a distinctive feature fireplace. These elements combine to create a harmonious blend of aesthetic appeal and functional living space. The lounge, positioned at the forefront of the property, embodies a graceful transition from the exterior to the interior, offering a hint of the home's exquisite interior design philosophy.

The open-plan layout of the property ensures fluidity and connectivity, particularly between the dining area and the kitchen. The kitchen is a modern marvel, equipped with an array of contemporary wall and base units, complemented by state-of-the-art appliances. This configuration not only elevates the home's culinary capabilities but also enhances the living experience, making it an ideal space for family gatherings and social interactions.

Beyond the core living spaces, the home boasts two sun rooms—distinctive features that enhance its appeal. The primary sun room is an exquisite retreat, bathed in natural light and offering enchanting views of the delightful garden. It serves as a perfect post-dinner sanctuary, ideal for relaxation and reflection. The second sun room, positioned on the right of the property, offers a serene and intimate seating area, expanding the home's versatility and potential uses.

Ascending to the first floor, the property reveals its adaptable nature in the bedroom layout. Initially designed with three bedrooms, it has been thoughtfully reconfigured to feature two bedrooms, supplemented by a sizable walk-in wardrobe. This arrangement showcases the home's flexibility, allowing for easy reversion to the original three-bedroom layout to accommodate larger families or those desiring extra space. The well-appointed three-piece bathroom enhances the first floor's functionality, catering to the occupants' needs with its elegant features.

Additionally, the property includes a loft area fitted with a Velux window, which formerly served as an office. This space exemplifies the home's adaptability, providing an opportunity for conversion into a study, additional bedroom, or any other function that suits the homeowner's specific needs.

Externally, this exquisite property offers an abundance of features that enhance its appeal and provide a variety of outdoor activities and utility spaces for any prospective family. At the front of the home, a well-maintained driveway leads to the garage, providing convenient parking and easy access for vehicles. This essential feature not only enhances the property's curb appeal but also offers practical benefits, ensuring ample space for multiple vehicles or guest parking.

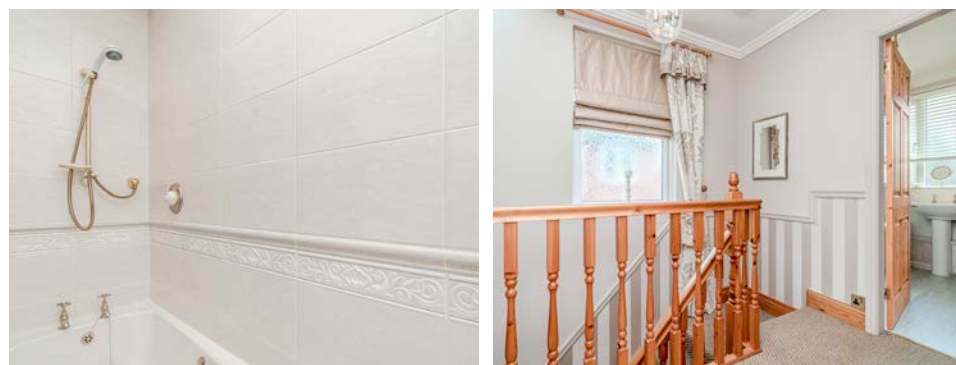
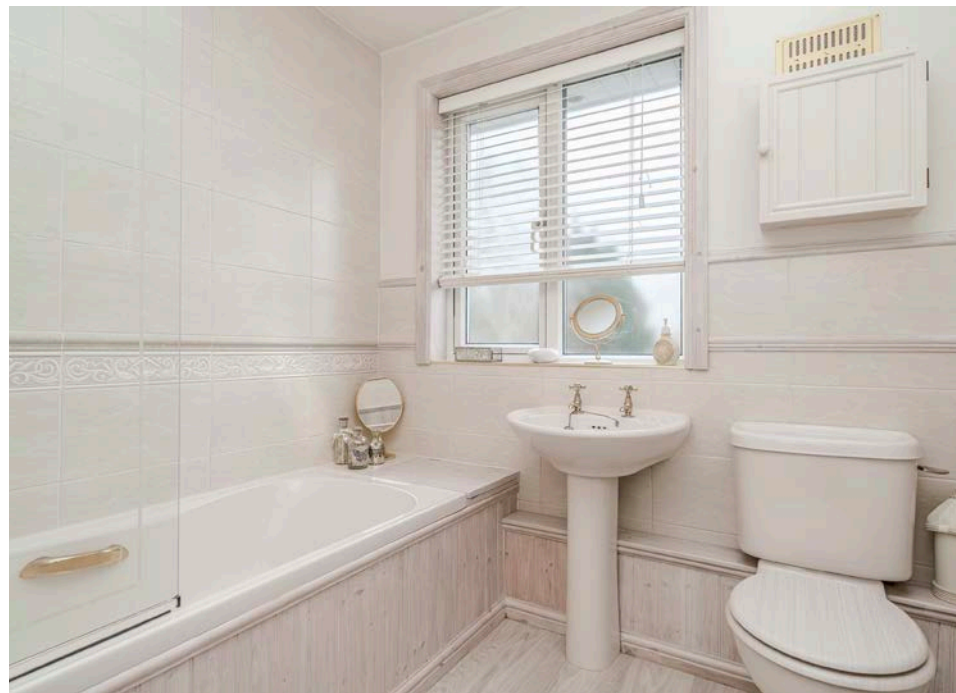
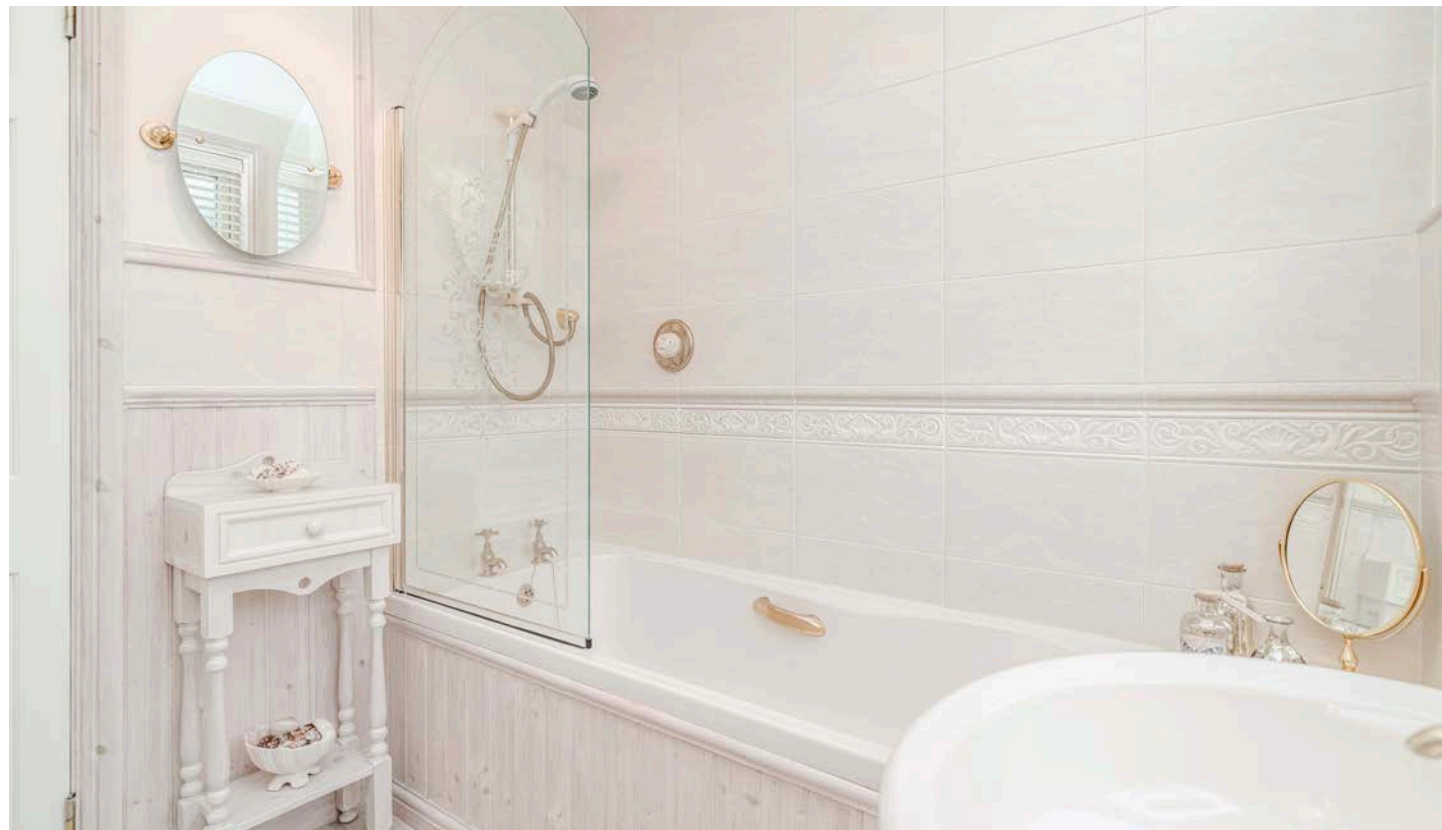
The meticulously tended gardens stand out as a central highlight of the exterior. Their expansive size is sure to delight any family, presenting an ideal setting for gardening enthusiasts and creating a serene environment for relaxation and outdoor enjoyment. Such generous gardens are perfectly suited for family gatherings, recreational activities, or simply a peaceful retreat from the hustle and bustle of daily life.

Additionally, the garage is equipped with a utility area, a W/C, and an office. This multipurpose space enhances the functionality of the property, offering areas for work, projects, or hobbies without encroaching on the main living spaces, thus adding versatility to the home's layout.

Further enriching the exterior amenities is a green room, a tranquil space designed for immersion in the garden's beauty while being sheltered from the elements. It is perfect for relaxation, reading, or enjoying a cup of tea while basking in the natural surroundings.

The property also includes numerous outbuildings to support various activities and storage needs. The presence of two potting sheds is invaluable for gardening enthusiasts, providing dedicated spaces for planting and maintaining garden tools and supplies. Workshops offer additional space for DIY projects or creative endeavors, accommodating activities that require more room or specialized environments.





KEY FEATURES

Stunning Traditional Home

Two Good Sized Bedrooms

Circa 2322 Square Feet

Immaculately Decorated

Pristine Lounge and Dining Room

Shaker Style Kitchen

Light and Bright Sunroom

Ample Driveway Parking

Garage with Utility, WC and Office

Expansive Rear Garden

Green Room

Sought After Location



