

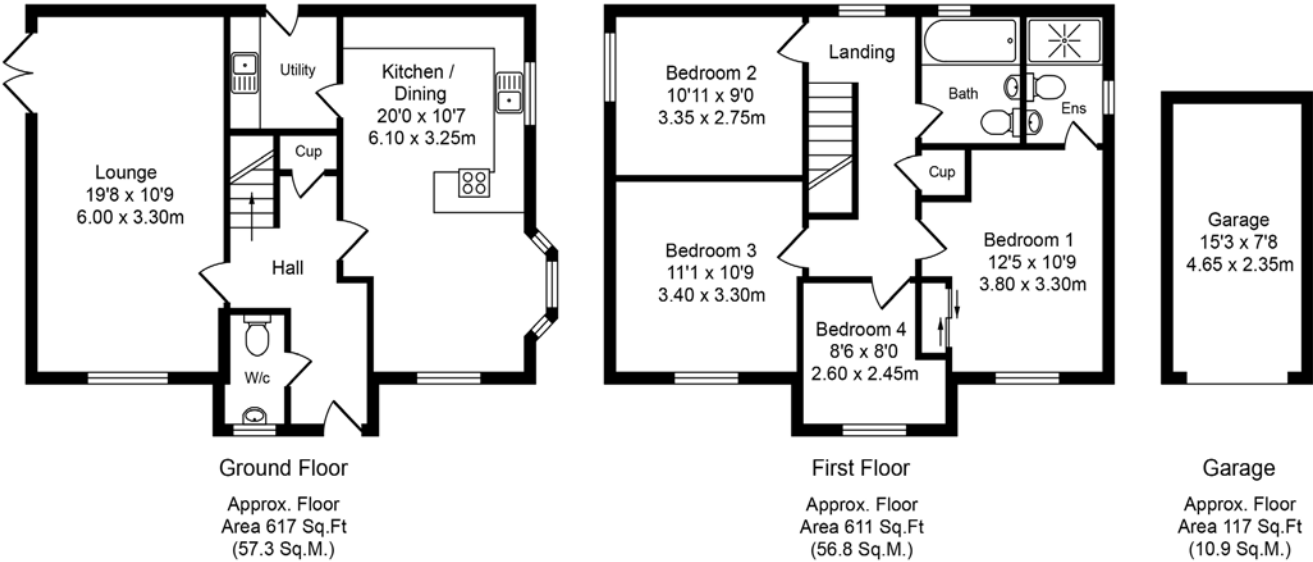


Ormskirk: 01695 570102  
arnoldandphillips.com

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

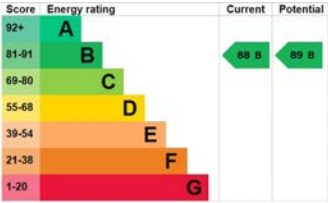
Shaw Green Crescent Euxton  
Total Approx. Floor Area 1345 Sq.ft. (125.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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

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 introduce to the market this stunning detached property located in a popular area. This charming family home features an attractive double-fronted façade and is situated on a desirable corner plot, enhancing its curb appeal.

The location is consistently sought after, combining the tranquility of village life with the convenience of nearby amenities and excellent transport links. With its own railway station and close proximity to the motorway, this home is perfect for commuters and families alike.

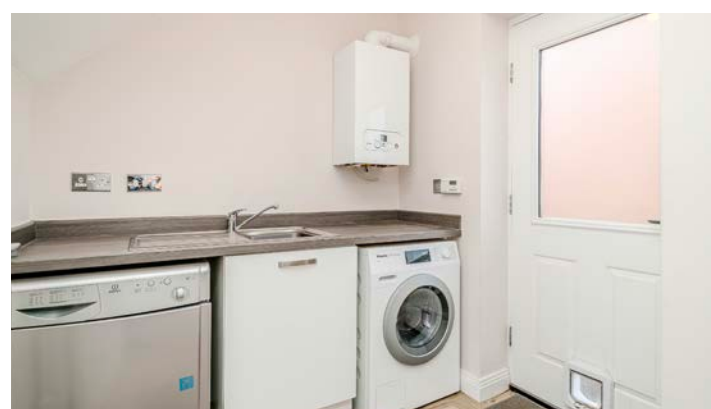
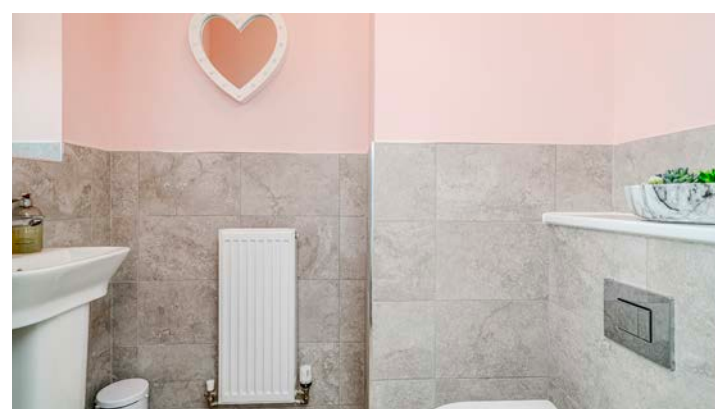
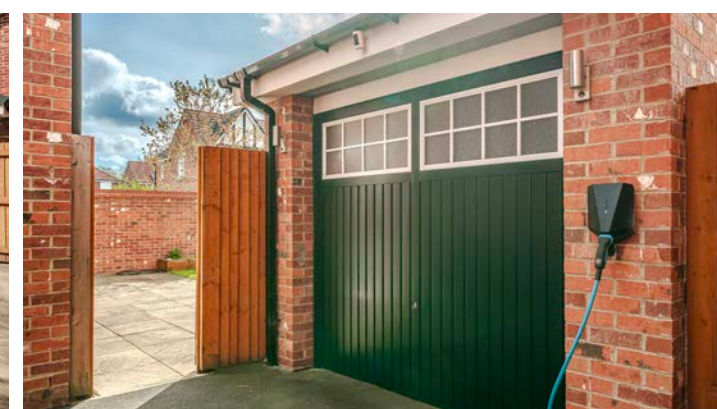
Upon entering, you are welcomed by a spacious hallway that leads to a generously sized lounge, providing ample space for cosy sofas and furnishings. This light-filled room is enhanced by a front-facing window and French doors at the side, opening directly onto the garden, creating a seamless transition between indoor and outdoor living.

Adjacent to the lounge is the dining kitchen, which is equally bright thanks to a window at the front and a large bay window to the side. The kitchen is fitted with modern white units and a range of integrated appliances, offering both style and functionality. The layout includes an informal breakfast bar, perfect for casual meals, as well as a dining area for a more formal dining experience. A handy utility room leads from the kitchen, providing access to the back door that conveniently opens onto the driveway and garage. The ground floor boasts quality flooring throughout and also benefits from a cloaks/WC, adding to the practicality of the space.

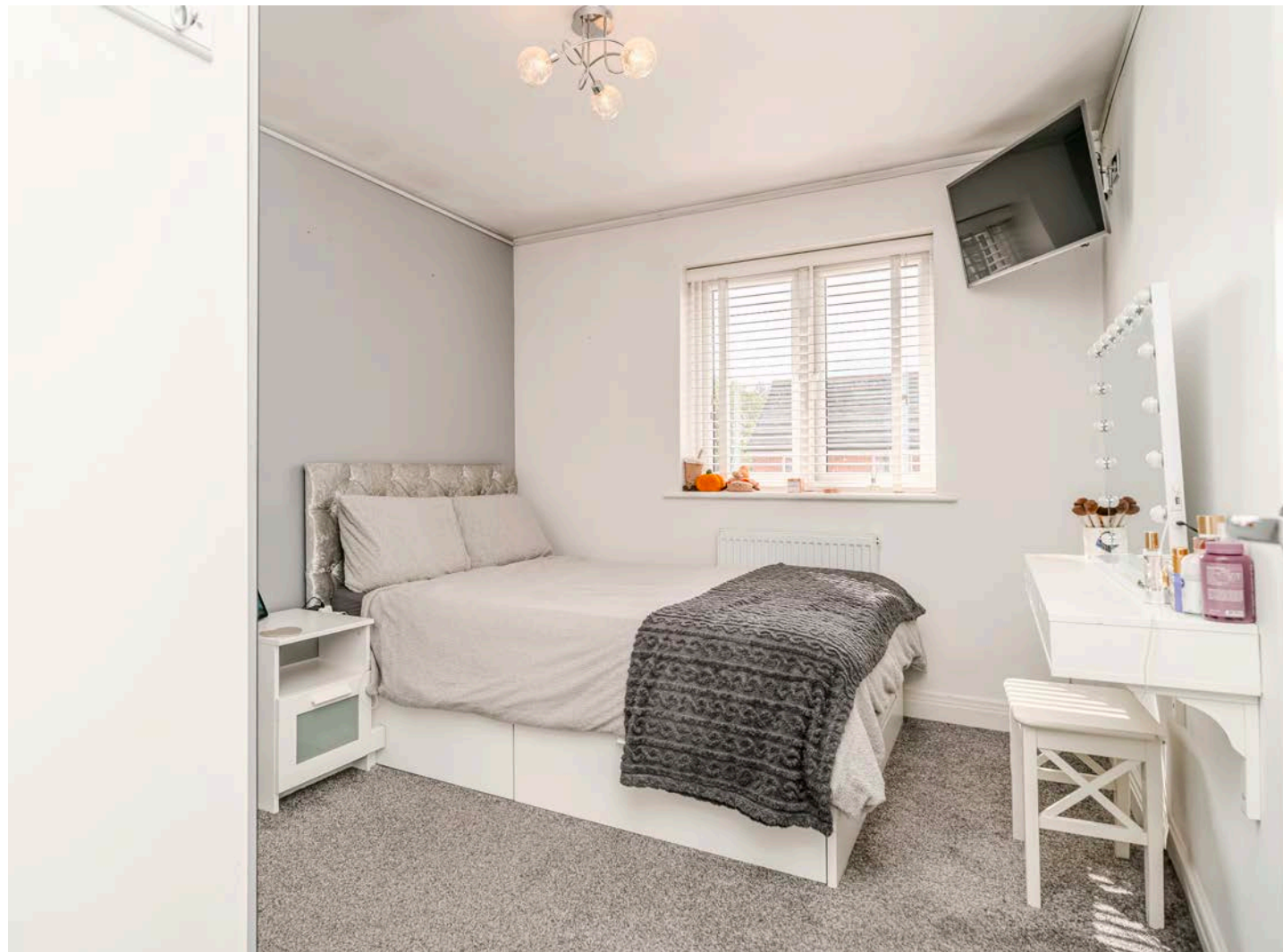
On the first floor, you will find four well-proportioned bedrooms, with the largest featuring the convenience of an ensuite shower room. The additional bedrooms are also of good size and are serviced by a stylish family bathroom that includes a bath with an overhead shower and modern tiling, ensuring comfort for all family members.

Externally, the front of the property is complemented by a pathway with lawns on either side, creating an inviting approach. The good-sized garden at the rear provides plenty of space for relaxing or entertaining, with a lawned area and two paved patios, making it an ideal setting for family gatherings and outdoor activities. The property features a driveway that can accommodate several vehicles, providing convenient parking options for residents and guests alike. This driveway leads to a detached garage, which offers versatile uses; it can be utilised for vehicle storage or as additional storage space for tools, equipment, or other household items.

In summary, this impressive detached property combines spacious family living with a prime location, making it a perfect choice for those seeking a beautiful home in a desirable community.







**KEY FEATURES**

Stunning Detached Property

Corner Plot

Four Good Sized Bedroom  
(Ensuite to Master)

Circa 1345 Square Feet

Spacious Lounge

Stylish Kitchen Diner

Driveway Parking

Detached Garage

Sought After Location

Excellent Transport Links















THE LUXURY PROPERTY SPECIALISTS

Shaw Green Crescent, Euxton

A&P