



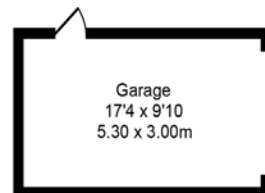
Ormskirk: 01695 570102
arnoldandphillips.com

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

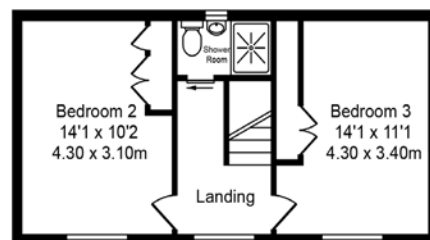
ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1826 Sq.ft. (169.6 Sq.M.)

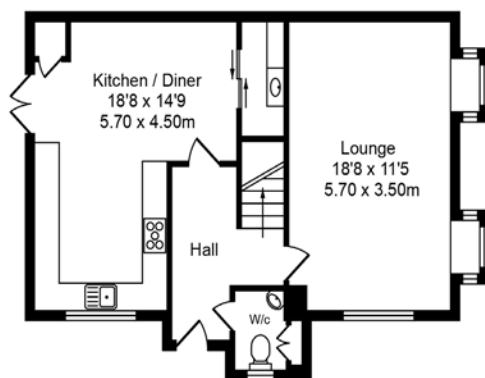
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



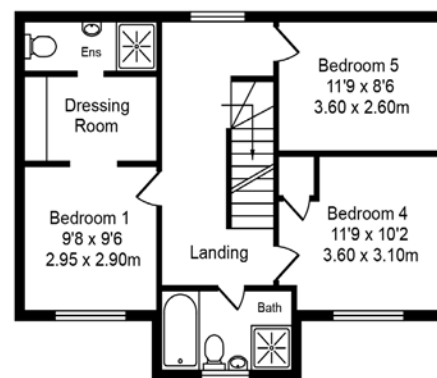
Garage
Approx. Floor
Area 171 Sq.Ft
(15.9 Sq.M.)



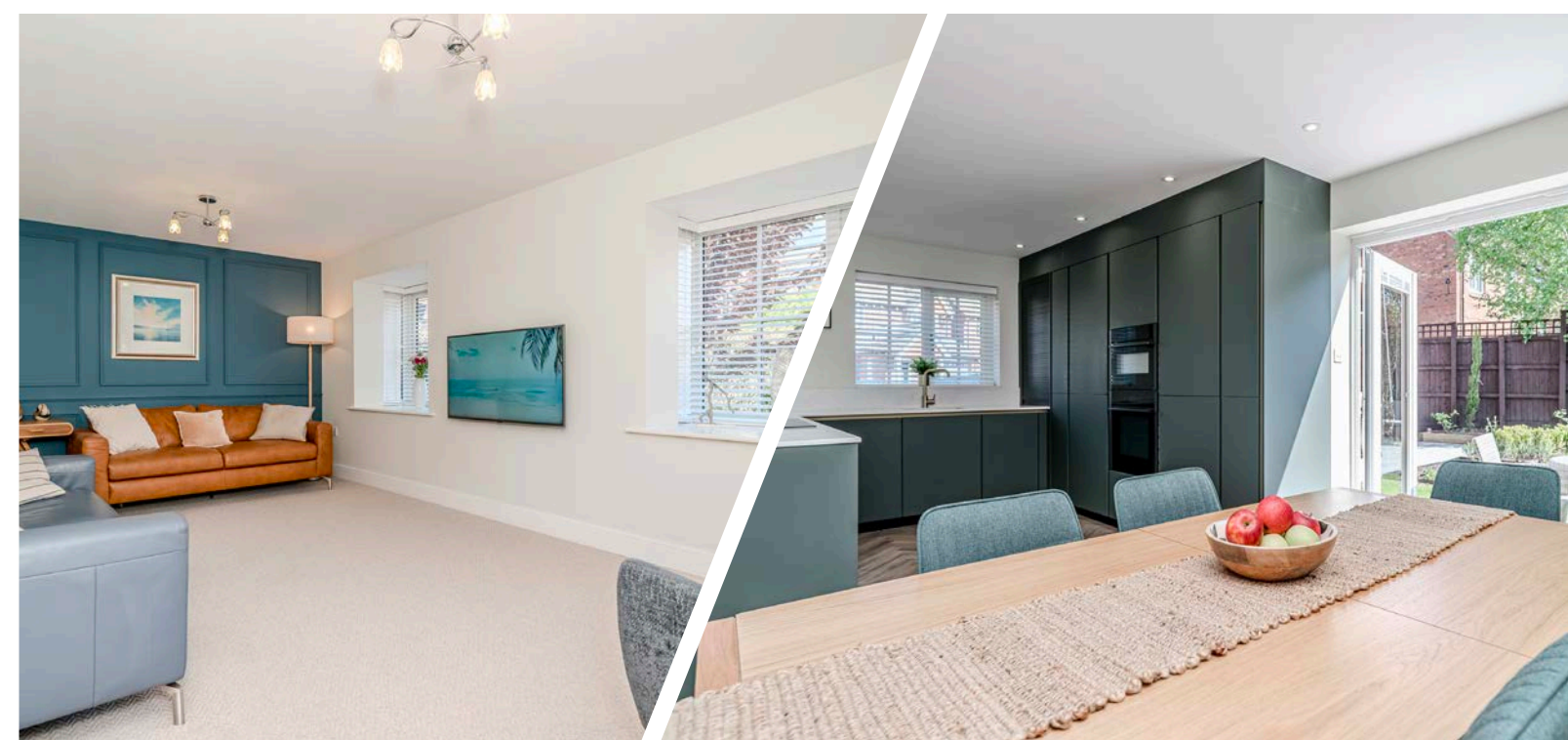
Second Floor
Approx. Floor
Area 419 Sq.Ft
(38.9 Sq.M.)



Ground Floor
Approx. Floor
Area 621 Sq.Ft
(57.7 Sq.M.)



First Floor
Approx. Floor
Area 615 Sq.Ft
(57.1 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
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. 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

Cherry Tree Close, Charnock Richard

A&P

Arnold and Phillips are proud to present this immaculate detached home, ideally situated on a desirable corner plot that provides ample curb appeal with its attractive facade. Located in a popular village, this property is part of a modern development that consistently gains interest due to its proximity to local amenities and picturesque countryside walks, all while being within easy reach of the bustling town centre. The town centre offers a plethora of shops, restaurants, and bars, as well as excellent transport links.

Spanning three floors, this stunning home welcomes you with an inviting entrance hallway that leads into a spacious lounge. Featuring two bay windows, this room is flooded with natural light, creating a warm and airy atmosphere. The kitchen diner is the heart of the home, fitted with a high-quality Nobilia German kitchen and a range of integrated appliances. French doors open directly into the rear garden, allowing for a seamless indoor-outdoor living experience. Notably, all the downstairs flooring is brand new, with the lounge additionally adorned with a luxurious new carpet, enhancing the home's modern appeal.

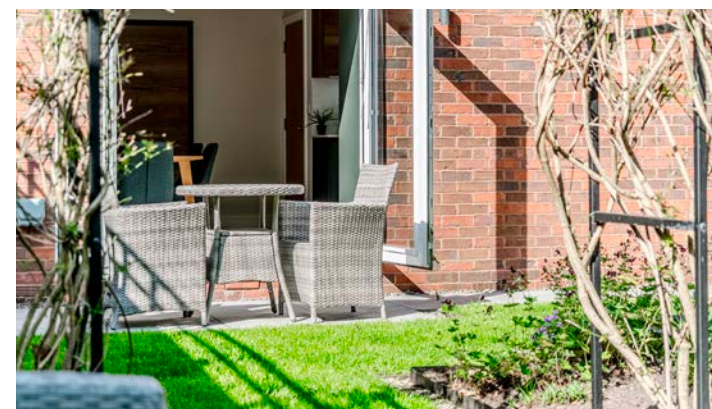
On the first floor, you will find three generously sized and well-proportioned bedrooms, all featuring new carpets that add a fresh touch. The master bedroom is particularly impressive, boasting both a dressing room and an ensuite shower room, providing an ideal retreat for privacy. The other two bedrooms are serviced by a stylish four-piece family bathroom, ensuring comfort and convenience for all.

The second floor offers two additional bedrooms that are bright and inviting, sharing a modern shower room that completes the upper levels of this remarkable residence. Newly decorated throughout, this beautiful home exudes a fresh and contemporary feel, making it ready for its new owners to move in and enjoy.

Externally, the property features driveway parking equipped with an electric vehicle pod point, as well as a detached brick-built double garage for added convenience. The rear garden has been thoughtfully landscaped with porcelain paving, surrounded by a new fence that enhances privacy and security. Additional benefits of this exceptional property include a new boiler with a Hive system, solar panels providing heating during the summer months, and a rainwater harvest tank, contributing to its eco-friendly credentials.

In summary, this exquisite detached home offers a perfect blend of modern living and charming village life, making it an ideal choice for families and individuals alike. With its generous space, stylish finishes, and environmentally conscious features, this property is sure to impress.

Don't miss the opportunity to make it your own!





KEY FEATURES

Stunning Three Storey Detached Home

Five Good Sized Bedrooms with Dressing Room and Ensuite to Master

Circa 1826 Square Feet

Spacious Lounge

High Quality Kitchen Diner

Newly Decorated Throughout

Ample Driveway Parking

Detached Double Garage

Beautiful Landscaped Rear Garden

Solar Panels

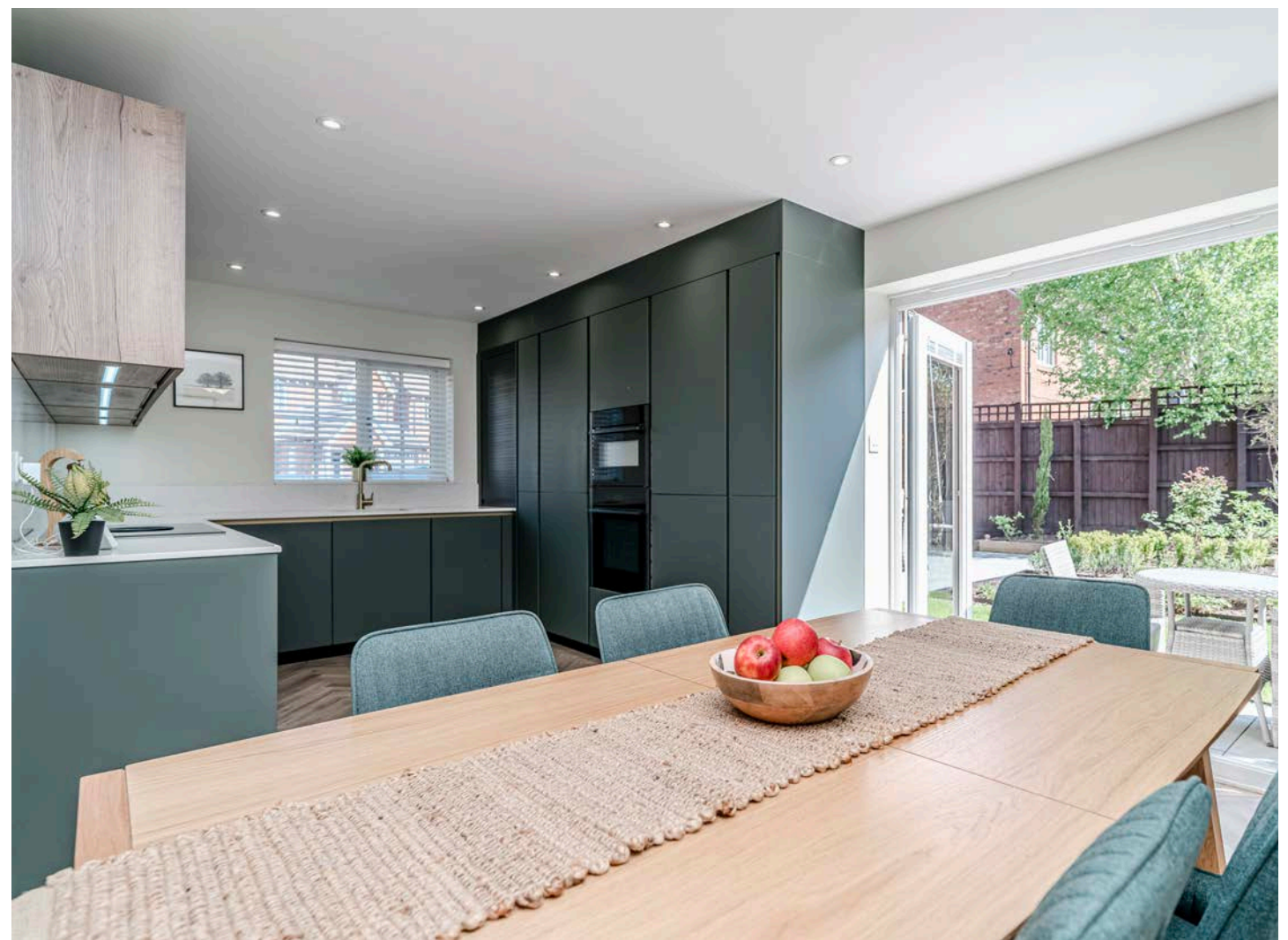
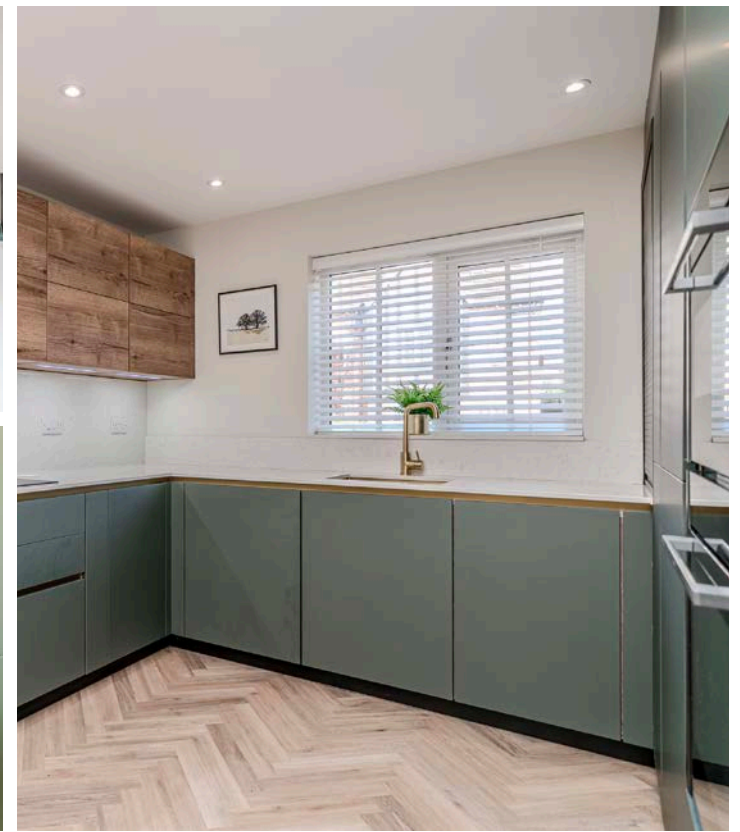
Rainwater Harvest Tank

Electric Pod Point

Popular Location









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