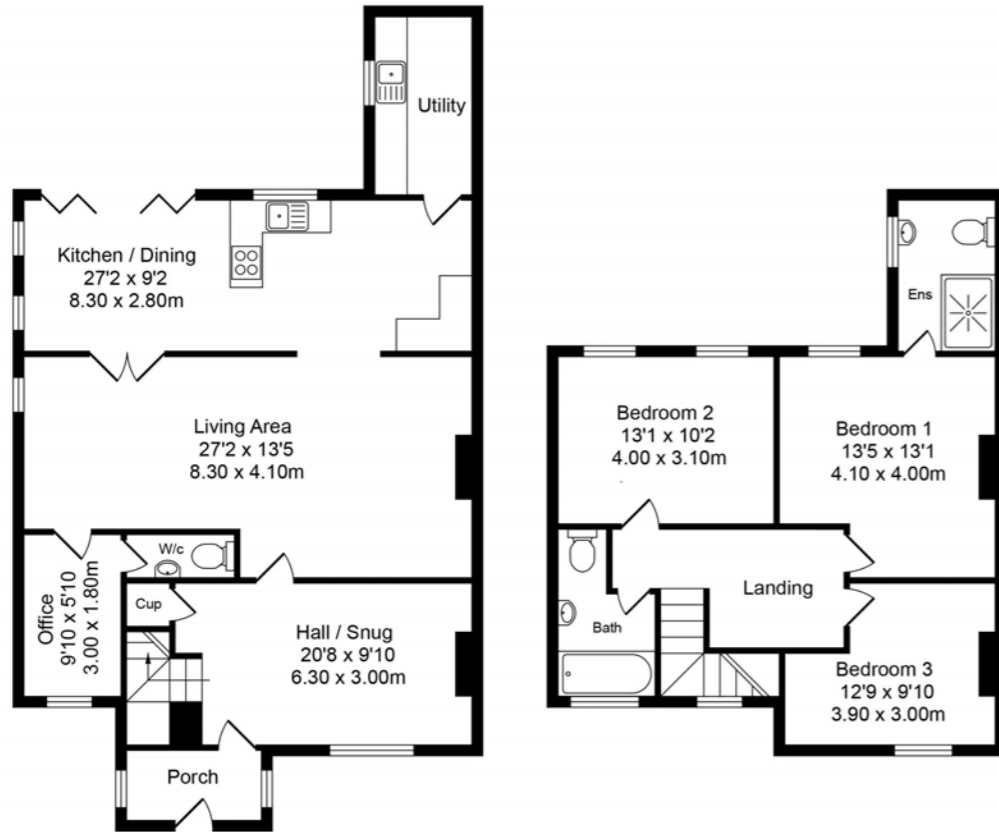




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1631 Sq.ft. (151.5 Sq.M.)

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



Ground Floor

Approx. Floor Area 987 Sq.Ft (91.7 Sq.M.)

First Floor

Approx. Floor Area 644 Sq.Ft (59.8 Sq.M.)

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Resting in a delightful spot on around two thirds of an acre with open aspects over the surrounding countryside, this three bedroomed character property has been considerably extended and completely renovated to provide a flowing floor plan with over 1630 square feet of living space. The interior has been carefully and lovingly presented to an extremely high standard and highlights include a beautiful, fitted kitchen with integrated appliances, a gorgeous main lounge with feature wood burning stove and stylish bathrooms. The immaculate living space is finished with tasteful décor and quality fixtures and fittings that successfully blend modern amenities with the home's more traditional elements.

The accommodation is ideal for the family lifestyle and also lends itself perfectly to entertaining with highlights including a cosy snug, a large lounge which is open to the dining room and a gorgeous kitchen with an array of bespoke fitted units, ample workspace, quartz worktops, a breakfast bar, integrated appliances and bi-fold doors out into the gardens. The ground floor living space is completed with a home office, a practical utility room and a handy two-piece cloaks/wc.

On the first floor there are three double bedrooms, an en-suite and a family bathroom. All three bedrooms offer excellent proportions with the master bedroom having a three-piece en-suite shower room, with the two further bedrooms being served by a three-piece bathroom finished in classic white.

The property borders greenbelt countryside and has wonderful open views, the pretty frontage offers ample off-road parking facilities, and the beautiful rear gardens are of an especially good size extending to around two thirds of an acre with swathes of lawn and numerous patio areas for outdoor dining in privacy. There are also two summer houses, ideal for a home gym and a home office.

The property rests in a lovely position along a pleasant country lane which is dotted with other pretty character homes. Although in a rural location the property is far from remote with easy access to Liverpool, the M58 motorway and numerous railway stations - making it ideal for the commuter. We would highly recommend an inspection of this beautiful home to appreciate all that it has to offer.





KEY FEATURES

- Semi-Detached Character Home
- Three Bedrooms
- Circa 1631 Square Feet
- Bespoke Fitted Kitchen
- Approx. Two Thirds of an Acre Plot
- Bordering Greenbelt Countryside
- Ample Off-Road Parking







