

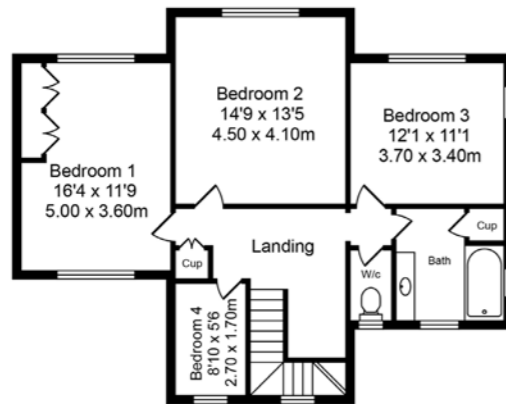


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

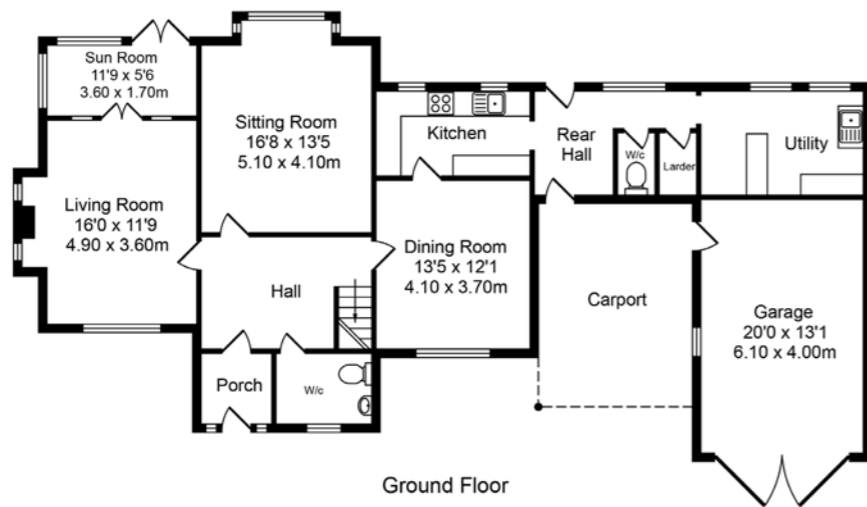
Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 2279 Sq.ft. (211.7 Sq.M.)**

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



**First Floor**  
 Approx. Floor Area 854 Sq.Ft (79.3 Sq.M.)



**Ground Floor**  
 Approx. Floor Area 1425 Sq.Ft (132.4 Sq.M.)



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

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.



It is with great pleasure that Arnold & Phillips bring to the market 'Lucan' a fabulous four-bedroom detached home, positioned proudly within a generous and private plot that extends to around half an acre.

Grand, aesthetically pleasing and wonderfully comfortable, this handsome property provides magnificent family living space embellished with an abundance of charm and character. Occupying a pleasant position at one of the area's most preeminent addresses the setting is perfect for families with highly regarded schools nearby, excellent local amenities on hand and for commuters the railway station is within strolling distance for easy access to Liverpool city centre.

Whilst the property will require updating it has been a much loved and well cared for property and has been in the same family since being expertly built in 1927, the sale offers an opportunity for the new owner to put their own unique stamp on a traditional home of real quality and standing. The size of the garden also offers the possibility of building further properties within the plot (subject to the relevant planning permissions).

The homes floor plan covers an impressive 2279 square feet with a wonderful flowing arrangement of spaces that offer real flexibility and rooms that are as perfect for everyday family living as they are for entertaining. Internal inspection will reveal accommodation arranged over two inviting levels with highlights including a grand reception hallway, a lovely light filled lounge with triple aspects, sunroom, sitting room, formal dining room, kitchen, utility room and a handy two-piece cloaks/wc. On the first floor the large landing area gives way to three double bedrooms, a single bedroom, a bathroom and a separate wc.

Externally the property is approached via gated access to a paved driveway which provides extensive parking and leads to a carport and a 20' garage. The outstanding rear gardens are quite simply breathtaking and include numerous areas to relax and escape from the hustle and bustle of daily life and along with well-kept lawns there is mature planting, paved areas, garden sheds and a green house. Totally enclosed the gardens are also very private, not directly overlooked and afford sunny South facing aspects with delightful patio areas just perfect for al-fresco dining or even those more populous gatherings, where guests can enjoy a glass of wine or two in the prettiest of settings. Other benefits include gas central heating - viewing of this outstanding home is highly recommended and now invited.



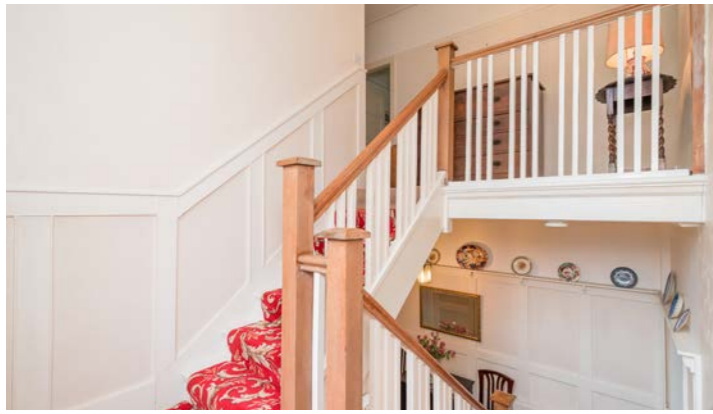


KEY FEATURES

- Fabulous Detached Home
- Four Bedrooms
- Circa 2279 Square Feet
- Three Reception Rooms
- Generous and Private Plot
- Outstanding Rear Garden
- 20' Garage
- Extensive Driveway Parking









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