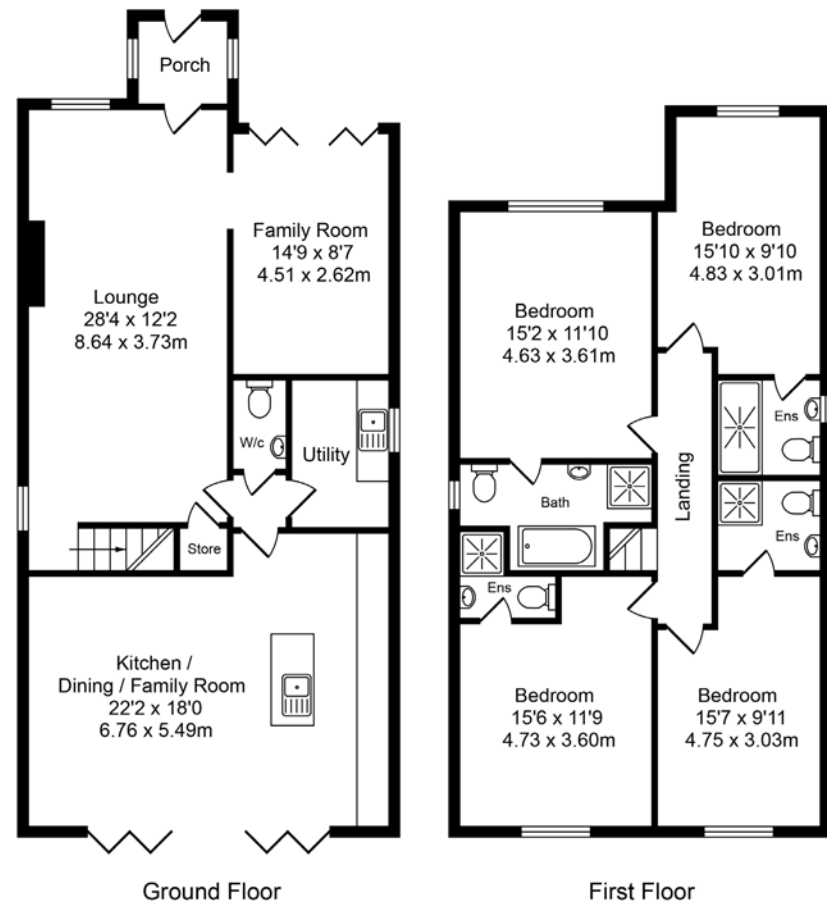




Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

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. 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.

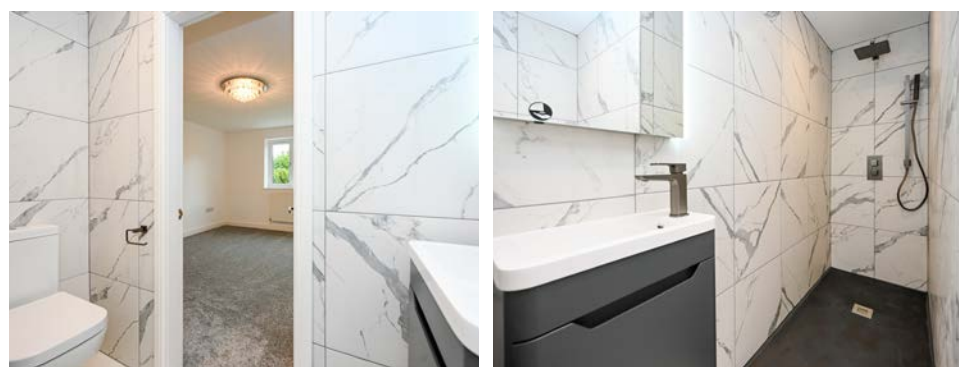
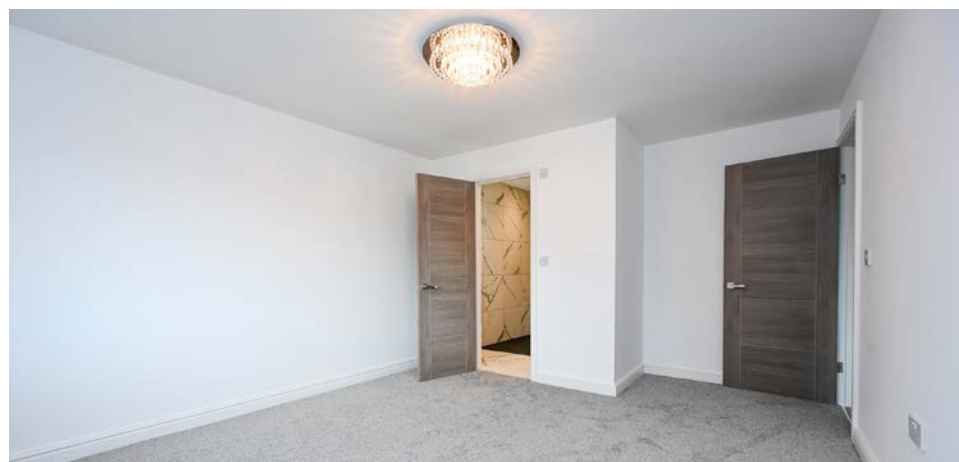
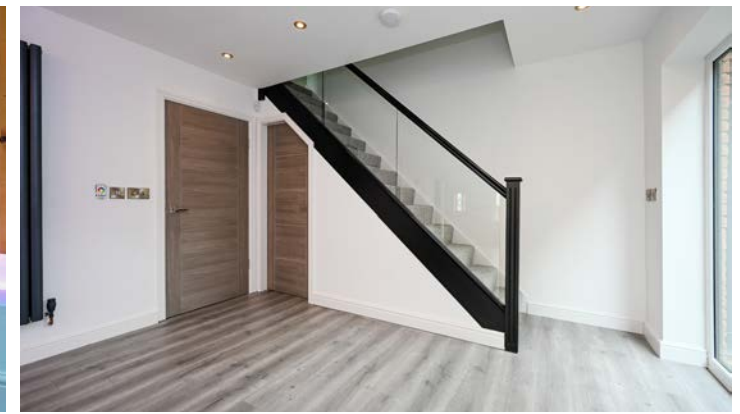
Resting in a delightful position on a good-sized plot is this quite stunning four-bedroom detached residence. The property has recently been the subject of a comprehensive programme of renovation and remodelling and has a breath-taking interior which cannot fail to impress even the most fastidious of purchasers, with only the highest quality fixtures and fittings utilised throughout in our client's pursuit of excellence.

Gaw Hill Lane is highly desirable and this along with the plot and internal finish makes it a difficult task to identify one particular feature which makes this home so special and once inside the state of impress only intensifies - highlights include reception porch, a 28ft lounge with dual aspects and a contemporary feature fireplace, a family room with bi-fold doors and a magnificent open plan family dining kitchen and living area with bespoke cabinetry, wall mounted TV and modern feature fire. The kitchen itself offers an array of stylish modern units with a centre island, granite tops, a breakfast bar and integrated appliances, this fabulous family space also has bi-folding doors out into the rear garden making it just perfect for entertaining. The ground floor is rounded off with a handy two-piece cloaks/wc and a practical utility room.

On the first floor there are four fabulous double bedrooms all with their own stylish en-suites with the master bedroom having a lavish four-piece suite with gold fittings and modern tiling. All the bedrooms are of a really good size and each en-suite is beautifully finished with a white suite, high quality fittings and pristine tiling.

Outside there is ample parking to the front on the block paved driveway and to the rear there is a good-sized garden which is very private, fully enclosed and has neat lawned areas along with a large, paved patio area for outdoor dining. The location is highly desirable and is perfect for the commuter and ideal for families with excellent schools at both primary and secondary level. Other benefits of this wonderful home include gas central heating, double glazing and vacant possession.





KEY FEATURES

- Stunning Detached Home
- Fully Renovated Throughout
- Four Bedrooms
- Magnificent Open Plan Dining Kitchen
- Private Fully Enclosed Rear Garden
- Ample Driveway Parking





