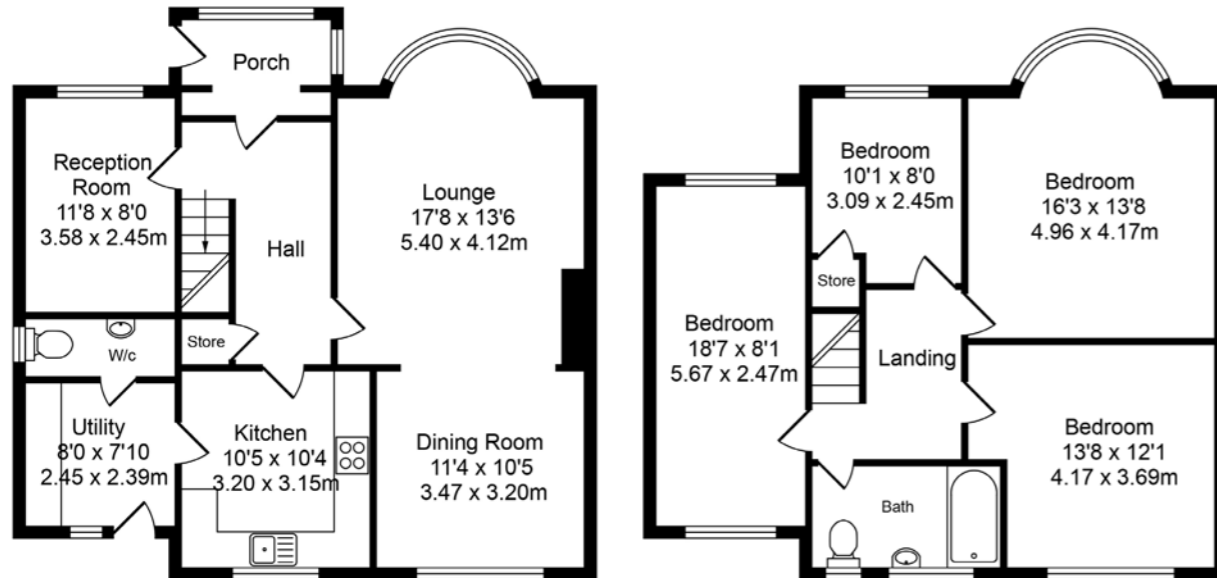




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1562 Sq.ft. (145.1 Sq.M.)**

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



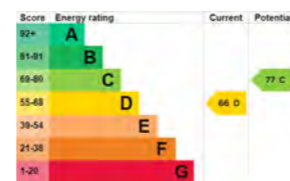
**Ground Floor**  
 Approx. Floor Area 819 Sq.Ft (76.1 Sq.M.)

**First Floor**  
 Approx. Floor Area 743 Sq.Ft (69.0 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](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 & Phillips are delighted to offer for sale this attractive semi-detached residence that has been thoughtfully extended to create almost 1600 square feet of delightful family living space. This lovely home rests in a sought-after location within the catchment area for highly regarded schools and is surrounded by excellent local amenities, making it the perfect home for a growing family.

As you step into the home, you will be greeted by an inviting hallway which leads through to a good-sized lounge, offering a comfortable and relaxed setting for everyday living. The open-plan access to the dining room provides a seamless flow into the heart of the home, creating the perfect space for entertaining or enjoying meals together as a family. The adjacent kitchen offers an array of wall and base units with integrated appliances, ample workspace, plenty of storage space and the ideal environment for culinary creativity. Additionally, a separate sitting room provides a versatile space where you can unwind, watch a movie, or indulge in a favourite hobby. Convenience is key in this property as it also features a utility room and a handy downstairs cloakroom with a WC.

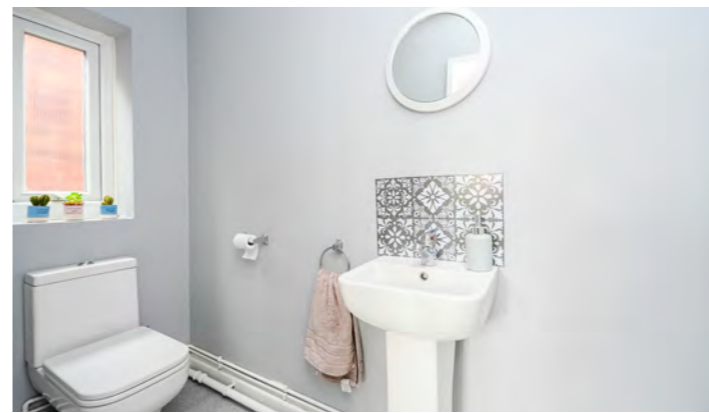
On the first floor you will find four generously sized bedrooms, ready to accommodate your family's needs. Each room provides a peaceful ambience and ample natural light, creating a soothing sanctuary for rest and relaxation. The three-piece family bathroom completes this floor, with its stylish design and modern fixtures finished in classic white with complementary tiling to the walls.

Outside, the property showcases gardens at both the front and rear, offering plenty of space for outdoor activities and creating a wonderful area for children to play or for hosting gatherings with family and friends. The front of the property provides ample parking, ensuring convenience for multiple vehicles.

In addition to the outstanding features of this residence, its location further adds to its appeal. Situated in a sought-after area, highly regarded schools are within close proximity, making school runs a breeze. Excellent local amenities, including shops, parks, and leisure facilities, are also just a short distance away, ensuring that everything you need is easily accessible. Other benefits of this lovely home include gas central heating and double glazing.







KEY FEATURES

- Semi-Detached Home
- Four Bedrooms
- Circa 1562 Square Feet
- Fabulous Fitted Kitchen
- Good-Sized Lounge
- Beautiful Front & Rear Gardens
- Driveway Parking





