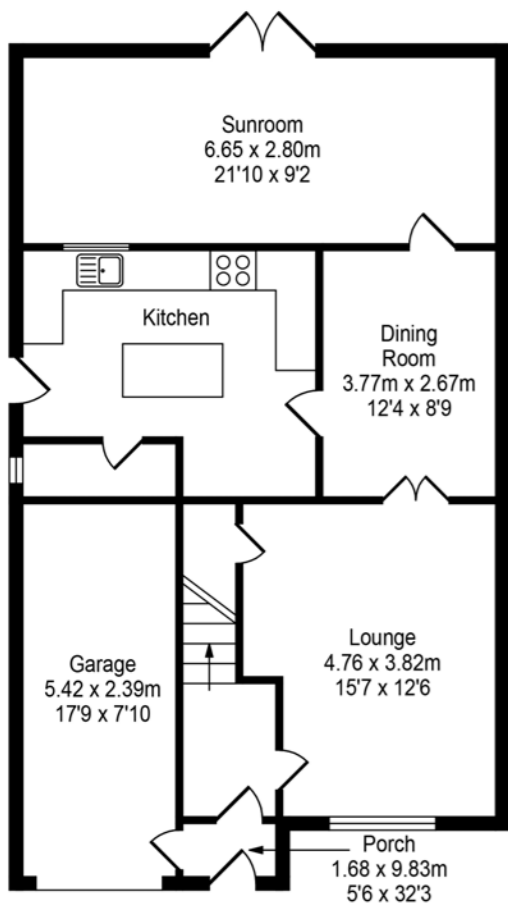




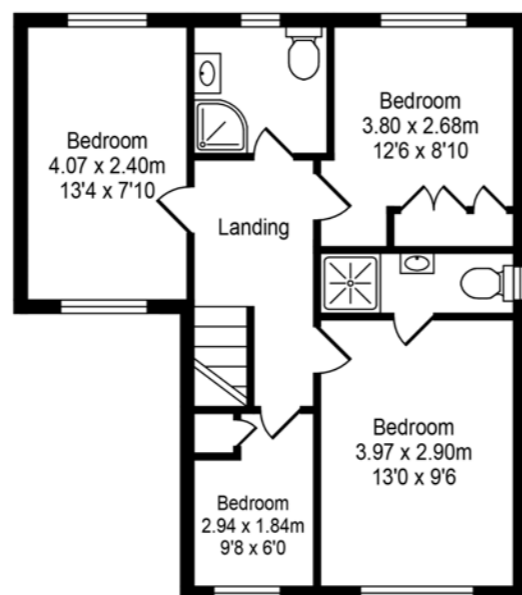
Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1452 Sq.ft. (134.93 Sq.M.)**

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



Approx. Floor Area 908 Sq.Ft (84.36 Sq.M.)



Approx. Floor Area 544 Sq.Ft (50.57 Sq.M.)



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](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.



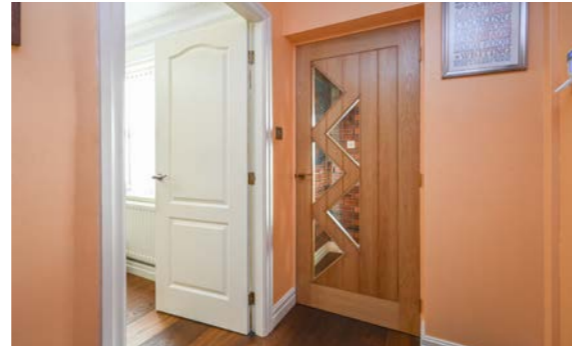
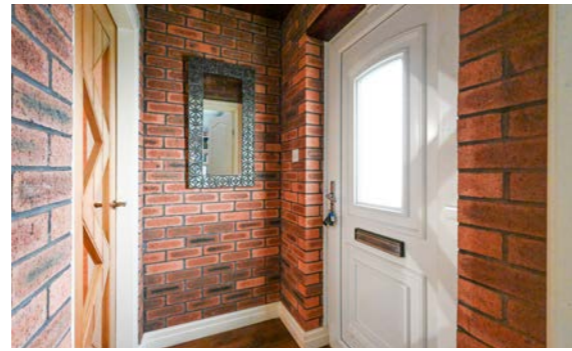
Arnold & Phillips are pleased to bring to market an opportunity to acquire this deceptively spacious four-bedroom detached family home, residing within a generous private plot along the popular Bleak Hill Road in St Helens.

Ideally positioned this versatile property resides within close proximity to a host of local amenities and retailers, whilst also enjoying superb transport and commuter links. With several highly regarded primary and secondary schools residing nearby, this property would be ideal for working professionals and families alike.

Approached via a large private driveway off-road parking is provided for multiple vehicles. The ground floor of the property enjoys an integrated garage, three main reception rooms comprised of a front living room, formal dining room and rear sunroom. Centrally a fitted kitchen is finished in a wooden design and provides an array of wall, base and tower units, finished with a range of integrated appliances and premium granite work-surfaces.

The first floor enjoys four well-proportioned family bedrooms, all of which are neutrally decorated and provide a selection of storage facilities, with the main bedroom providing a tiled en-suite bathroom. The rear bedrooms enjoy a beautiful outlook over the rear playing fields.

Externally the rear of the property enjoys an extensive Indian Stone patio terrace, providing an ideal place to entertain and dine al-fresco. This gives way to a rear turfed lawn which is bordered by a thoughtfully arranged selection of plants and shrubs. Extending to a generous 1,452 square feet of living accommodation and enjoying gas central heating and double glazing throughout, internal inspection is highly advised to fully appreciate all on offer within.





**KEY FEATURES**

- Detached Family Home
- Four Bedrooms
- Circa 1452 Square Feet
- Quality Fitted Kitchen
- Three Reception Rooms
- Good-Size Rear Garden
- Beautiful Outlook Over Playing Fields
- Large Private Driveway



