

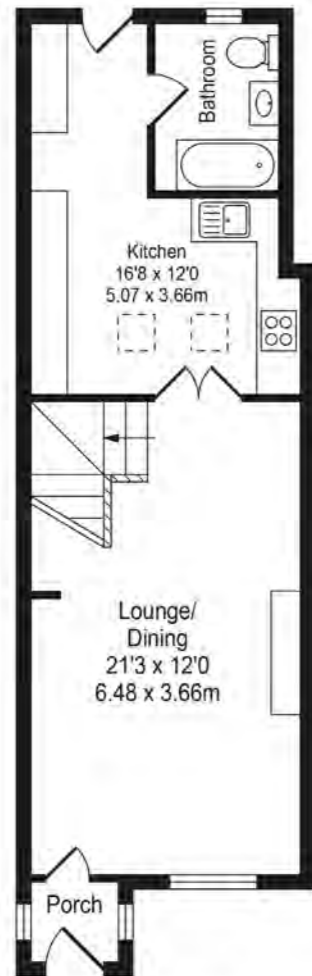


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

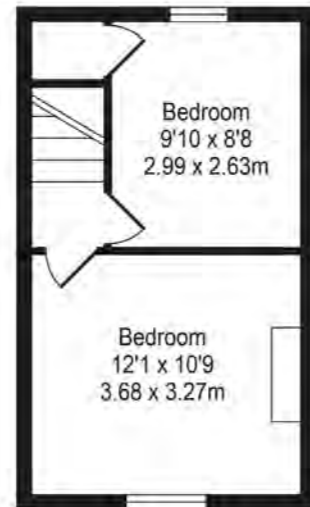
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 729 Sq.ft. (67.73 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 470 Sq.Ft (43.68 Sq.M.)



Approx. Floor Area 259 Sq.Ft (24.05 Sq.M.)



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

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.

This charming character cottage rests nestled on the fringes of highly desirable Rainford village in a lovely spot with open aspects to the front. This delightful property has been meticulously refurbished to an exceptionally high standard, offering a total of 729 square feet of comfortable living space.

No expense has been spared in the renovation of this cottage, with a full rewire, new double glazing throughout, and a partial re-roof ensuring that the property is not only beautiful but fully functional for modern living. The addition of a high-quality new kitchen and bathroom add a touch of luxury. Stepping inside, you will be greeted by a perfect blend of original character features and contemporary design. The tasteful decor throughout complements the original charm of the home, creating a warm and inviting atmosphere throughout.

The home welcomes you with open arms with the ground floor displaying spacious, light-filled living areas with beautiful natural stone flooring throughout, providing the perfect places to relax and entertain. The gorgeous lounge with its attractive, exposed brick fireplace seamlessly flows into the dining room - perfect for gathering family and friends! The modern fitted breakfast kitchen is a standout feature, offering a sleek and contemporary design. A stylish array of fitted units, integrated appliances, and the addition of a breakfast bar and display cabinets which add a touch of elegance, while complementary tiling on the walls adds a tasteful finishing touch. The downstairs three-piece bathroom boasts gold effect fittings, exuding a touch of luxury. With a vanity unit featuring a wash basin, a bath with shower over, and a low-level wc, you'll enjoy a pampering experience in this pristine and inviting space, complete with immaculate tiling and underfloor heating. On the first floor, you'll find two generously sized double bedrooms, each adorned with soothing neutral decor. These tranquil retreats provide the ideal space to unwind and recharge after a day's activities.

Externally the property is garden fronted and has a good-sized rear garden which is enclosed and has a paved patio area for outdoor dining and extensive well-kept lawns.

Rainford village offers a charming and idyllic setting for residents to call home. This quaint village is renowned for its peaceful and close-knit community, providing a true sense of escape from the hustle and bustle of city life. Surrounded by lush green landscapes and rolling fields, Rainford village offers a serene environment for nature enthusiasts, it also boasts a range of local shops, cafes, and restaurants, ensuring that residents have convenient access to everyday amenities. Families will appreciate the excellent schools in the area, providing a high standard of education for children of all ages. For those who require easy access to transportation links, Rainford is well-connected. The village lies near major road networks, including the A570 and M58, providing convenient routes to nearby towns and cities. The train station at nearby Rainford Junction offers regular services, enabling residents to easily commute or explore further afield.

Don't miss the opportunity to own this beautifully refurbished and extended character cottage with its high-quality fixtures and fittings, tasteful decor, and perfect blend of modern amenities and original charm, this property is sure to attract those seeking a harmonious and comfortable lifestyle. Schedule your viewing today to experience the true essence of this delightful home.

