

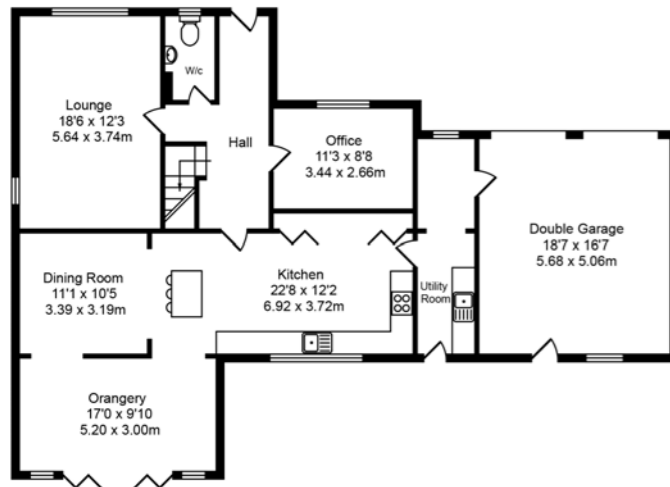


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

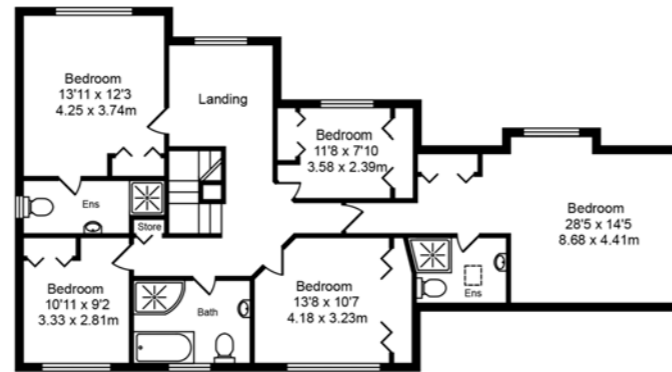
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 2693 Sq.ft. (250.2 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 1491 Sq.Ft (138.5 Sq.M.)



First Floor
 Approx. Floor Area 1202 Sq.Ft (111.7 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
 Term of Lease: 999 years
 Years Remaining on Lease: 973 years
 Ground Rent: £100 p.a.
 Council Tax Band: G

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.



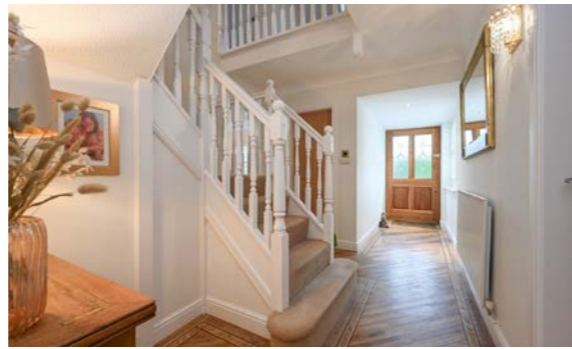
Arnold & Phillips are delighted to offer for sale this stunning executive style five-bedroom detached residence, a true showpiece property that exudes elegance and style. Impeccably maintained, this home boasts flawless presentation and boasts high-quality fittings throughout. With a generous floor plan spanning approximately 2693 sq ft, this family home offers ample space for comfortable living.

As you step into the spacious reception hallway, you can immediately appreciate that this has been a much-loved home, and the flowing floor plan lends itself perfectly to everyday family living. The lounge features an attractive fireplace with a cosy stove style fire and offers a warm and inviting atmosphere, perfect for relaxing evenings and hosting guests. To the rear of the property the dining room connects with the open plan layout of the kitchen and orangery to create fabulous entertaining space with bi-fold doors that lead out onto the rear patio. The fully equipped kitchen boasts modern appliances, bespoke cabinetry, ample workspace, granite tops, an island with breakfast bar and integrated appliances, catering to even the most discerning chef's needs. Adjacent to the kitchen, an office offers a private area for productivity and remote work. A utility room provides additional convenience with laundry facilities and extra storage space.

Moving to the first floor, a spacious landing leads to five well-appointed bedrooms, each thoughtfully designed to offer comfort and functionality. All of the bedrooms feature fitted wardrobes, providing ample storage solutions. The master bedroom boasts an en-suite bathroom, exemplifying luxury and relaxation. Bedroom 2 also features a three-piece en-suite. An added bonus for guests or family members is the family bathroom which provides a four-piece suite in classic white with complementary tiling.

Externally, this residence offers well-kept gardens at the front and rear, providing a delightful backdrop and a haven for outdoor enjoyment. The property boasts a garage for parking convenience, featuring electric roller doors ensuring your vehicles are kept secure. A designated hot tub area adds an element of luxury and relaxation, perfect for unwinding after a long day. The patio area is ideal for entertaining, hosting guests, and enjoying al fresco dining during warmer months.

Located in a sought-after area, this executive residence offers a prestigious and comfortable lifestyle. Boasting exceptional presentation and a wealth of features, it truly is an exquisite family home. Don't miss the opportunity to own this stunning residence in one of the most desirable locations.





KEY FEATURES

- Attractive Detached Home
- Five Good Sized Bedrooms
- Circa 2693 Square Feet
- Corner Plot
- Stunning Dining Kitchen
- Beautiful and Light Orangery
- Driveway Parking
- Double Garage
- Sought-After Location
- Not Overlooked



