

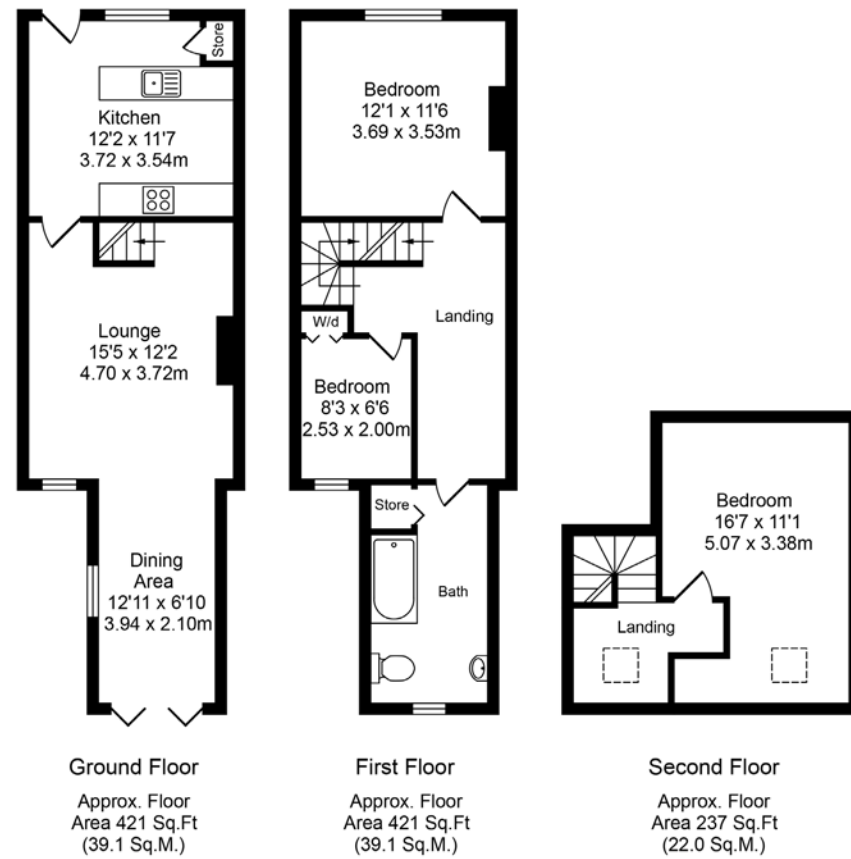


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

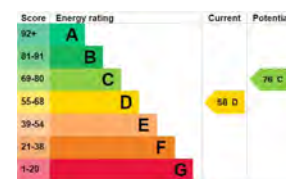
Total Approx. Floor Area 1079 Sq.ft. (100.2 Sq.M.)

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



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

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 beautiful stone-built mid-terraced cottage nestles in a picturesque rural setting with breathtaking views to both the front and rear. The property is ideally located within walking distance of the train station and has easy access to the M6, M58 and A580 offering convenient access to transport links to Manchester, Liverpool and the wider region.

Carefully and meticulously renovated by our clients, this home has been transformed to an extraordinary standard. Every detail has been meticulously considered to create an open and seamless flow throughout the property. The result is a harmonious blend of modern luxury and relaxed charm. One of the highlights of the renovation is the careful consideration given to maximizing natural light. Large, full pane windows and clever design choices invite a beautiful flood of sunlight into the interior, creating a bright and airy ambiance that enhances the relaxed feel of the home.

The property certainly offers generous living space, with thoughtfully designed and well-proportioned rooms. The flowing floor plan seamlessly connects the living and dining areas, providing a perfect space for entertaining guests or relaxing with family. The attention to detail extends to the choice of materials and finishes, with high-quality fixtures and fittings used throughout. From the stylish kitchen to the elegant bathroom, no expense has been spared in creating a truly unique living experience.

Brief accommodation highlights include lounge with cosy wood burning stove, a dining area with French doors out onto the patio, a modern fitted kitchen with ample storage and workspace, a breakfast bar, integrated oven and hob, extractor, integrated dishwasher, butchers block work surfaces, and complementary tiling to the walls and floor.

On the first floor the spacious landing area gives way to two lovely double bedrooms and a modern three-piece bathroom suite finished in classic white with vanity wash hand basin, low level wc and a panelled bath with shower over - pristine tiling completes the look. From the landing area, stairs ascend to the second level where a delightful double bedroom can be found with plenty of eave's space, a Velux roof window and original feature beams.

Outside, the property continues to impress. The rear garden is truly a haven of tranquillity, providing a peaceful retreat to embrace the beauty of the surrounding countryside. This delightful outdoor space is extremely private with lovely open views, an array of mature planting, raised beds, and original stone walling that adds to its natural charm. Patio areas create the perfect setting for outdoor dining and entertaining, where you can bask in the serenity of your surroundings and create cherished memories with loved ones. A timber garden shed provides storage space for gardening tools and equipment. For those seeking outdoor adventures, there is access from the property across the fields, inviting you to embark on long country walks, allowing you to fully embrace the surrounding landscape.

Pimbo Lane offers a desirable location with a range of amenities to cater to residents' needs. The area benefits from excellent railway access, making commuting to surrounding areas convenient and efficient. The nearby motorway networks provide easy access to major cities and towns, further enhancing connectivity. Families will also appreciate the presence of highly regarded schools within proximity including Crawford village primary which rated outstanding on its latest OFSTED report. Other benefits of this gorgeous home include gas central heating, triple glazing and vacant possession, viewing is now invited.

