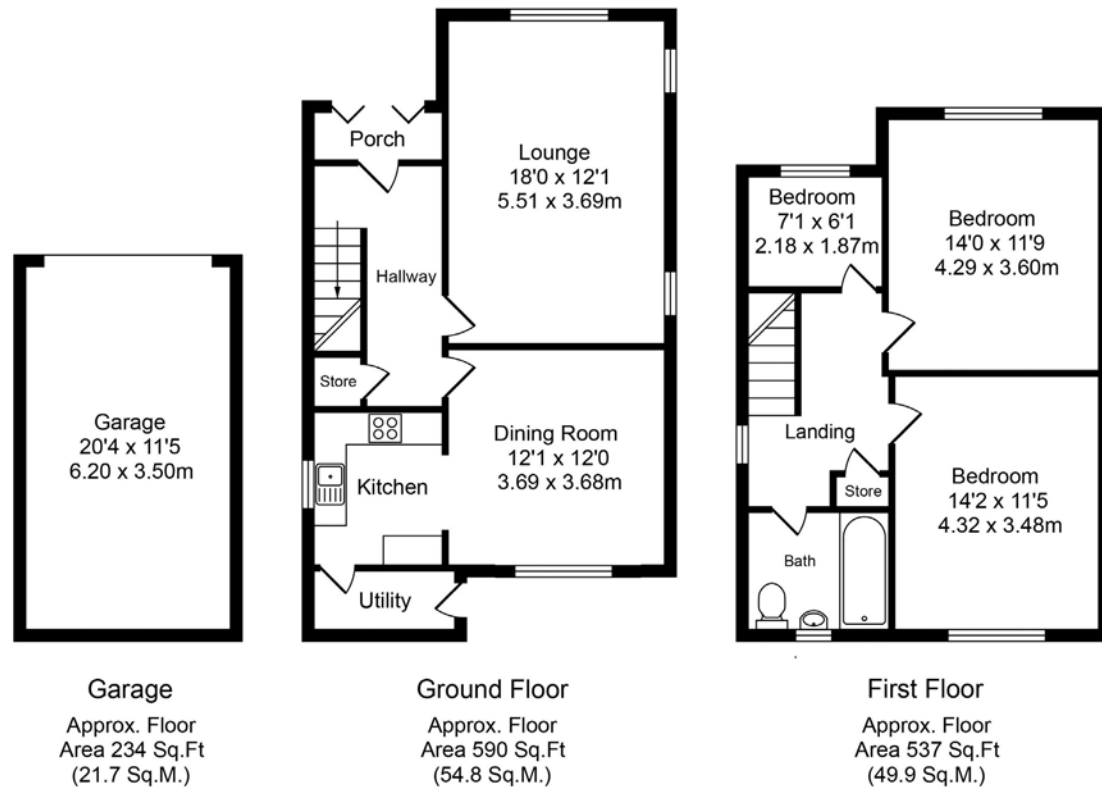




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
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**Total Approx. Floor Area 1361 Sq.ft. (126.4 Sq.M.)**

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: 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.





This charming three bed detached home rests in a lovely spot along Moss Lane in rural Bickerstaffe and benefits from private aspects to the rear and fabulous open countryside views to the front. Built by our client and lovingly maintained for over 50 years, the property is very well presented and whilst it may require some cosmetic upgrading it offers the perfect opportunity for a buyer to put their own unique stamp on what is already a delightful home.

Internal inspection is highly recommended and will reveal an impressive 1361 square feet of family living space. As you enter through the porch into the hallway, you immediately feel the warmth and homeliness the property offers. The lounge is spacious and inviting, with front facing aspects and a cosy fireplace this room is just perfect for relaxing evenings with loved ones. The adjacent formal dining room has ample space for a family-sized table and is an ideal setting for entertaining guests with aspects over the gardens.

The quality fitted kitchen provides a functional space to whip up culinary delights and offers ample worktop space and a range of wall and base units with integrated appliances including a double oven, hob, extractor, and space for a fridge freezer, the utility room also provides convenient storage and additional space for laundry appliances.

Upstairs, you will find three lovely bedrooms, two of which are doubles which both have fitted bedroom furniture. The family bathroom is finished with a three-piece suite comprising low level wc, pedestal wash hand basin and a panelled bath with shower mixer tap.

Outside, this property continues to impress. Extensive parking is provided, ensuring that you and your visitors will never have to worry about finding a space. A detached garage provides secure storage for vehicles or can be repurposed to suit your needs and to the rear there is a garden shed and a greenhouse. The gardens at the front and rear of the property are well maintained, with the rear being very private and having neat lawns and planted borders. The front garden is also lawned and has those wonderful open views over greenbelt farmland.

In summary, this three-bed detached home presents a fantastic opportunity to put your own stamp on a well-maintained property with spacious living areas, extensive parking and lovely views in a pretty village location. Other benefits include central heating, double glazing and vacant possession.







**KEY FEATURES**

- Charming Detached Home
- Three Bedrooms
- Circa 1361 Square Feet
- Quality Fitted Kitchen
- Well-Maintained Front and Rear Gardens
- Detached Garage
- Driveway Parking
- Fabulous Countryside Views





