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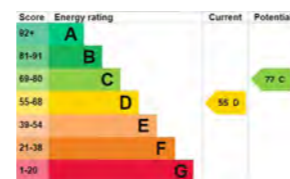
Total Approx. Floor Area 2028 Sq.ft. (188.5 Sq.M.)

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: 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. 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 exciting opportunity to acquire this generously proportioned four-bedroom detached property, residing within a large plot along the semi-rural Southport Road in Lydiate, Liverpool.

Ideally positioned 'Abbeymead' is set comfortably back from the road and provides off-road parking for multiple vehicles. Conveniently located, this appealing 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 also residing nearby, this property would be ideal for working professionals and families alike.

Accessed via the front entrance porch, one is received into a large entrance hallway. The property boasts two spacious bay-fronted reception rooms, both of which are flooded in natural light and neutrally decorated. The main kitchen provides a range of wall, base and tower units, with a pantry and utility room adjoining.

The first floor provides four well-proportioned family bedrooms, three of which are double in size and all enjoying a pleasant outlook over the surrounding area. The rear bedrooms further enjoy a stunning uninterrupted outlook over the rear countryside farmland. Centrally resides a tiled family bathroom which provides bath, separate shower, WC and wash hand basin.

Externally the rear of the property is not overlooked, directly backing onto open countryside. A large main garden is predominantly laid to lawn and bordered by a range of established trees, plants and shrubs, whilst ample patio terracing provides an ideal space in which to entertain. Several brick outbuildings reside within this generous plot, as does a large, detached garage with adjoining workshop. The potential to extend and further develop is apparent to both the rear and side of the property, subject of course to the required planning consents being obtained. With gas central heating throughout, this impressive property extends to a substantial 2,028 square feet of living accommodation and is well-worthy of internal inspection.





