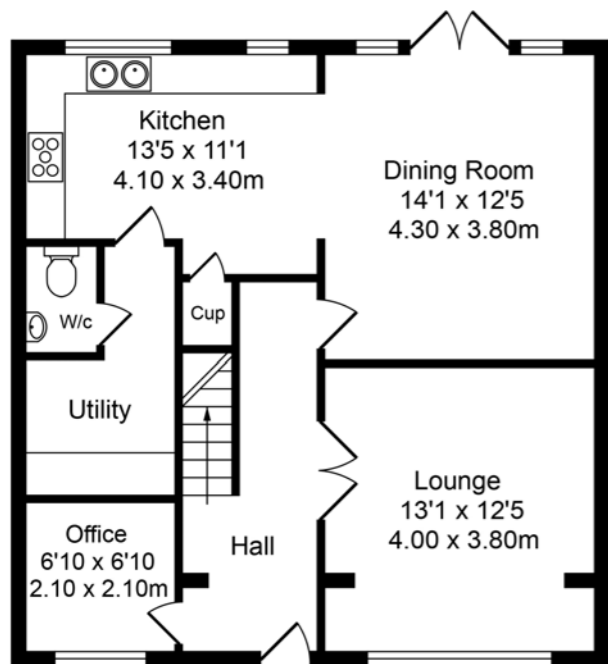




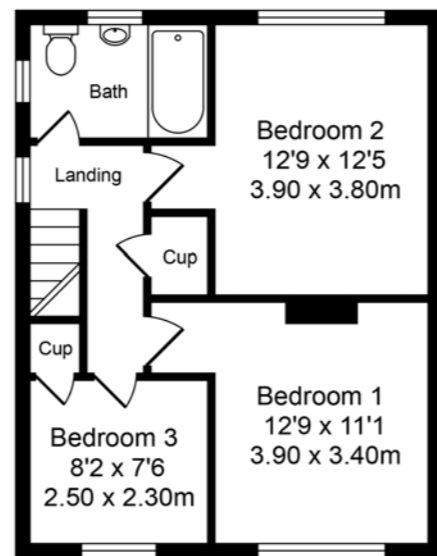
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1163 Sq.ft. (108.1 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 723 Sq.Ft (67.2 Sq.M.)



First Floor
 Approx. Floor Area 440 Sq.Ft (40.9 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.



Arnold & Phillips are delighted to offer for sale this well-presented and skilfully extended 3-bedroom semi-detached home, which has been meticulously cared for under our client's attentive tenure. Tastefully decorated throughout, this property offers a flowing floor plan encompassing an impressive 1163 square feet of excellent family living space. We highly recommend an internal inspection to truly appreciate all that this home has to offer.

As you enter through the welcoming reception hallway, you are greeted by a light and bright lounge, creating a comfortable space for relaxation. The highlight of this home is the big open plan family dining kitchen and living area, featuring French doors that open out onto the garden. This expansive area is perfect for entertaining, allowing for seamless indoor-outdoor living. The kitchen itself is fitted with an array of units, a range oven, and a Belfast sink unit, with ample space for additional appliances. There is also plenty of room for a dining table, creating a central hub for family meals and social gatherings. Completing the ground floor is a practical utility room, a convenient downstairs cloaks/wc, and a study, ideal for those who work from home.

Moving to the first floor, you will find three lovely bedrooms, two of which are generously sized doubles, providing comfortable retreats for the whole family. The family bathroom is modern and elegant, featuring a classic white suite with a vanity wash hand basin, a low-level wc, and a panelled bath with a shower over. The complementary tiling adds a stylish finishing touch.

Externally, this property boasts ample parking on the gravel driveway to the front. The enclosed garden to the rear offers a safe and spacious environment for children to run and play, with well-kept lawns and nature borders. There are also patio areas, providing the perfect setting for outdoor dining and entertaining.

Situated in a desirable location, this home offers convenient access to local towns and villages along with schools, and transport links, making it an ideal choice for families. With its meticulous presentation, flowing floor plan, and delightful outdoor spaces, this property is sure to impress. Don't miss out on the opportunity to make it your own. Contact us today to arrange a viewing and explore the endless possibilities this home has to offer.





KEY FEATURES

Well-Presented Semi-Detached Home

Three Bedrooms

Circa 1163 Square Feet

Open Plan Family Dining Kitchen

Enclosed Well-Kept Rear Garden

Driveway Parking

Desirable Location



