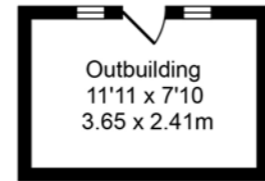




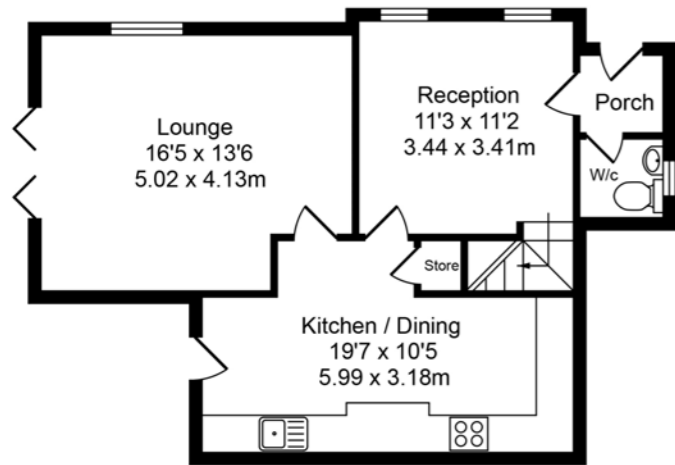
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1168 Sq.ft. (108.5 Sq.M.)

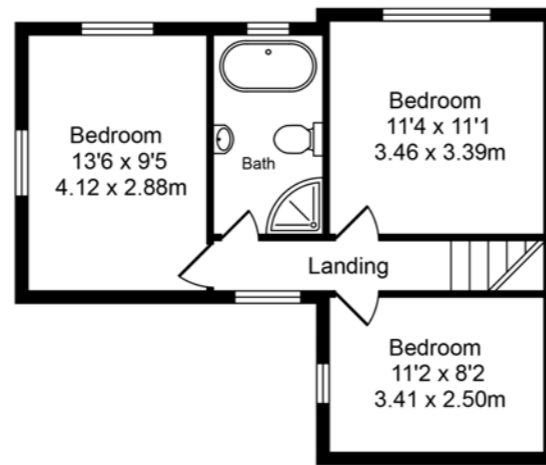
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Outbuilding
 Approx. Floor Area 95 Sq.Ft (8.8 Sq.M.)



Ground Floor
 Approx. Floor Area 598 Sq.Ft (55.6 Sq.M.)

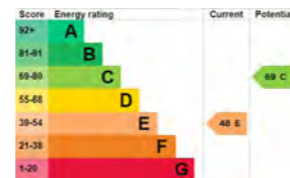


First Floor
 Approx. Floor Area 475 Sq.Ft (44.1 Sq.M.)



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. 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 stunning three-bedroom semi-detached chocolate box cottage, residing attractively within a generous plot along Lathom Road in Bickerstaffe, West Lancs.

'Holly Cottage' resides within the semi-rural Bickerstaffe and enjoys a host of local amenities within close reach, alongside superb transport and commuter links. This fully renovated property would be ideal for families, working professionals and downsizers alike.

Approached via a private driveway providing off-road parking for multiple vehicles, access is granted via the main front entrance porch, with one received into a spacious living room. Overhead timber beams, beautiful interior decor and contemporary features permeate throughout this impressive property. Residing centrally is a fully fitted main family dining kitchen, which has been bespoke fitted with a tongue and groove country cottage shaker design, featuring a range of integrated appliances, Belfast sink, premium Quartz work-surfaces and ample dining area. The main living room is centred around a recessed multi-fuel log-burning fireplace and is flooded in natural light via modern French doors overlooking the rear garden beyond.

The first floor enjoys three well-proportioned family bedrooms, all of which are double in size and all decorated to a high level, with a stunning outlook to all aspects. The main family bathroom resides to this floor and has been beautifully finished, providing central freestanding bath, WC, vanity wash hand basin and separate corner shower.

Externally a private and large garden is well established, enjoying open-aspect countryside vistas to all outlooks. A large centrally turfed lawn is bordered by a range of trees, plants and shrubs, with a large patio terrace perfect for entertaining and dining al-fresco. A central pathway leads to a detached rendered summerhouse, which would be ideal as an entertainment room or home office. With a contemporary rendered façade, premium fixtures and fittings and an idyllic countryside location, this impressive cottage extends to a comfortable 1,168 square feet of luxury rural living accommodation and is well-worthy of internal inspection. Gas central heating and double glazing are provided as standard throughout this impressive property.



