

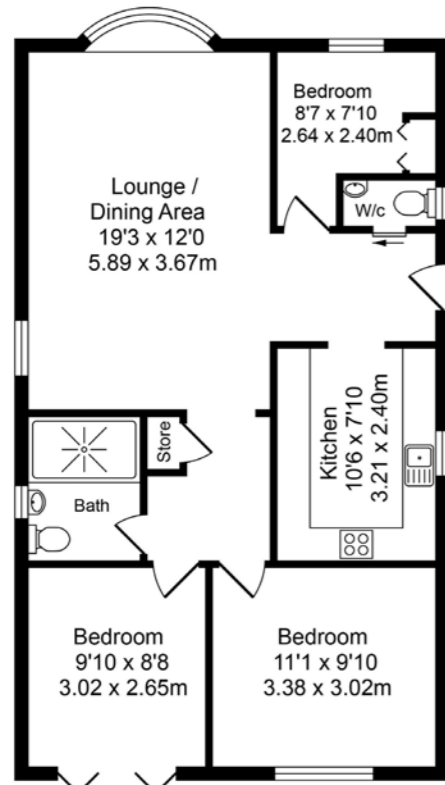


Ormskirk: 01695 570102
 Southport: 01704 778668

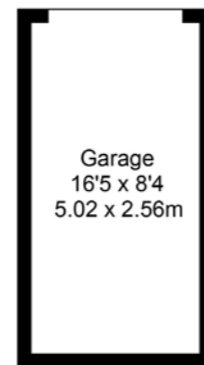
Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 866 Sq.ft. (80.4 Sq.M.)

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



Ground Floor
 Approx. Floor Area 727 Sq.Ft (67.5 Sq.M.)



Garage
 Approx. Floor Area 139 Sq.Ft (12.9 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 this Sales Brochure but it is 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. This Sales Brochure does 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 and Phillips are delighted to offer for sale this charming three bedroom detached true bungalow, nestled in a tranquil and private position in a quiet cul-de-sac in the heart of Lydiate. This property has undergone significant improvements during our clients' attentive tenure, resulting in tasteful decor, quality fixtures, and fittings throughout. Notably, a brand new three piece shower room with a stylish modern suite and contemporary tiling has been added, enhancing the overall appeal of the home.

The property affords a practical flowing floor plan that covers over 860 sq ft with a welcoming entrance that flows through to the open plan lounge/diner which is the focal point of the property, offering a spacious and versatile area for relaxation and entertaining. The abundance of natural light from its dual aspects combined with the tasteful decor, creates a warm and inviting ambiance and provides the perfect setting for formal entertaining.

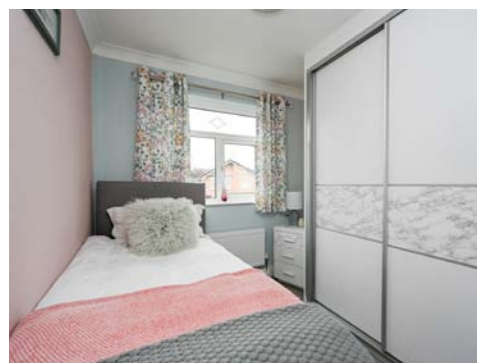
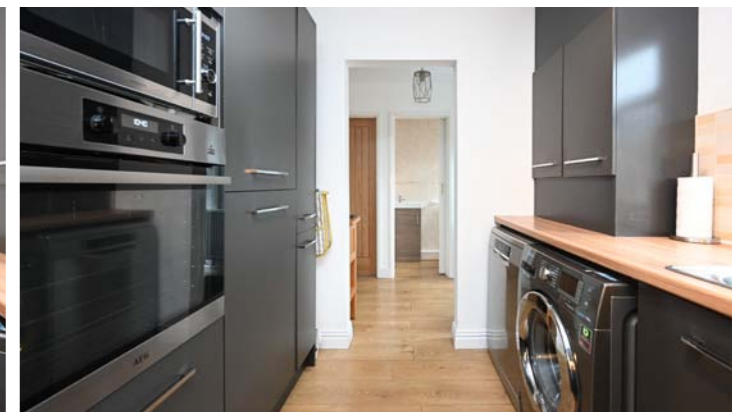
The fabulous modern kitchen offers a sleek and contemporary space for culinary endeavours and is well-equipped with high-quality appliances and ample storage and workspace, ensuring convenience and functionality. Just across the hallway a convenient WC provides added convenience for residents and guests. The property features three well-appointed bedrooms (two with fitted wardrobes) and all offering comfort and tranquillity. Each bedroom has been thoughtfully designed with tasteful decor and ample storage space, ensuring a peaceful haven for rest and relaxation with the second bedroom having patio doors to the garden. The beautiful new bathroom completes the accommodation, finished with a stylish suite including a vanity wash hand basin, low level wc, walk in shower with glass screen, and quality fixtures and finishes, providing a luxurious space for self-care.

Externally, the property boasts a number of desirable features. A large driveway provides extensive parking space for multiple vehicles, ensuring convenience for residents and visitors alike. The rear garden is a true oasis, featuring a patio area for outdoor dining and entertaining. With its secluded and private setting, the garden offers a peaceful retreat and is not overlooked, ensuring a high level of privacy. Additionally, a detached garage provides secure storage space for vehicles or can be utilised as a workshop.

Lydiate is a delightful village located in the borough of Sefton, Merseyside. Situated just a few miles north of Liverpool, Lydiate offers a perfect blend of rural charm and convenient access to urban amenities. One of the standout features of Lydiate is its picturesque countryside setting. The village is surrounded by rolling green fields, tranquil farmland, and scenic walks, making it an ideal location for nature lovers and outdoor enthusiasts. Despite its rural ambiance, the area is well-connected to nearby towns and cities. The village benefits from excellent transport links, with easy access to major road networks, including the A59 and the M58 motorway. This makes commuting to Liverpool, Southport, and other surrounding areas a breeze, ensuring that residents can enjoy the best of both worlds - a peaceful countryside retreat and convenient access to urban amenities. The village also offers a range of amenities and facilities for residents to enjoy, it has a charming local community, with a variety of shops, cafes, and pubs that provide a warm and welcoming atmosphere. There are also several recreational facilities, including parks, sports clubs, and leisure centres, offering opportunities for fitness, relaxation, and socialising.

In summary, this three bedroom detached true bungalow offers a peaceful retreat and with its immaculate finish it is ready to welcome its new owners! Don't miss out on the opportunity to make this your perfect sanctuary...





KEY FEATURES

CHARMING DETACHED
TRUE BUNGALOW

THREE BEDROOMS

TASTEFULLY PRESENTED
THROUGHOUT

SPACIOUS OPEN PLAN
LOUNGE/DINER

MODERN FITTED KITCHEN

OFF ROAD PARKING FOR
MULTIPLE VEHICLES

DETACHED GARAGE

PRIVATE SETTING



