

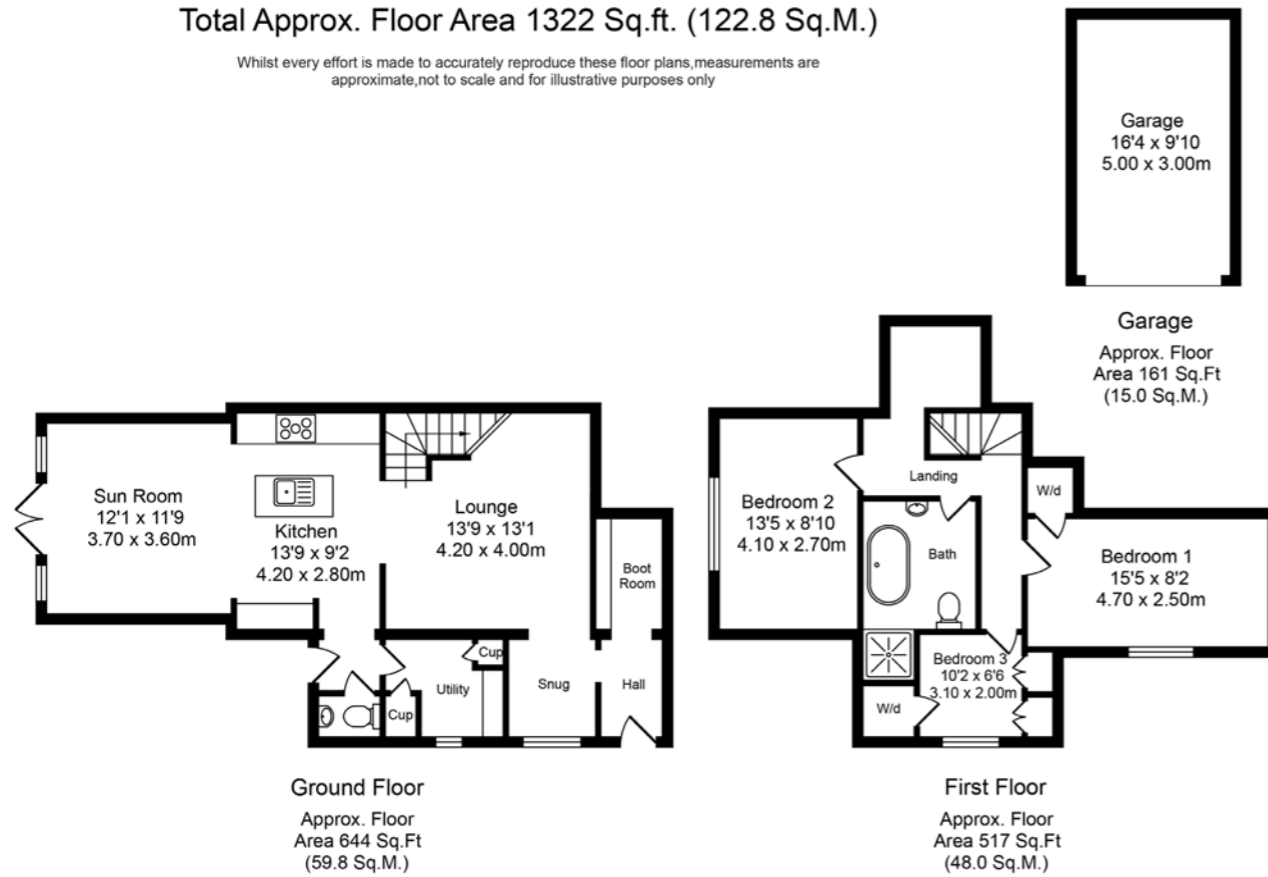


Ormskirk: 01695 570102
 Southport: 01704 778668
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Parbold: 01257 442789
 Chorley: 01257 241173

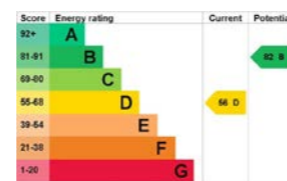
Total Approx. Floor Area 1322 Sq.ft. (122.8 Sq.M.)

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. 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 bring to market an exciting opportunity to acquire this exceptional three-bedroom semi-detached cottage, residing within a generous plot along the semi-rural Summerwood Lane in Halsall, West Lancs.

Ideally positioned this stunning property has recently benefited from a full renovation and resides conveniently just a short walk from the local village centre. Excellent transport and commuter links are provided, as are several highly regarded primary and secondary schools, making this property ideal for working professionals, families and luxury downsizing.

Approached via a private driveway providing off-road parking for multiple vehicles, access is granted via the main front entrance, with one received into a brightly lit entrance hallway. The front of the property boasts a bespoke hand-crafted boot room, with the main living room following on and enjoying a beautiful decor and bespoke media cabinetry. Centred around a contemporary feature fireplace, this spacious living room flows through into an open plan kitchen extension with family living area to the rear. Finished in a stylish modern design aesthetic, this bright kitchen enjoys an array of wall, base and tower units, with a range of high-end integrated appliances and premium Quartz work surfaces and central feature island separating the kitchen dining area from an ample living space overlooking the rear gardens beyond. The ground floor accommodation is completed with a handy utility room, front snug and WC.

The first floor enjoys an abundance of further character, with exposed timber beams overhead married with a striking contemporary fit and finish throughout this appealing property. Three well-proportioned family bedrooms are provided, two of which are double in size and all enjoying a pleasant outlook over the surrounding area. The property is well-served by a lavish tiled main family bathroom, providing free-standing bath separate shower, WC and vanity wash hand basin, finished in a stunning modern tiled design.

Externally the rear garden is of extensive proportions and provides an abundance of privacy. A sprawling central lawn is bordered by traditional stone walls and an array of thoughtfully positioned trees, plants and shrubs. A large patio terrace extend around the exterior of the property and provides the ideal space in which to entertain and dine al-fresco. Extending to around 1,322 square feet of fully-renovated prestige living accommodation and enjoying gas central heating, double glazing and a beautiful central village location, internal inspection is highly advised to fully appreciate all on offer within and early viewing will be essential to avoid disappointment.





KEY FEATURES

- Exceptional Semi-Detached Cottage
- Fully Renovated
- Three Bedrooms
- Circa 1322 Square Feet
- Beautiful Open Plan Kitchen
- Extensive Rear Garden with Large Patio Terrace
- Private Off-Road Parking
- Generous Plot
- Semi-Rural Location



