

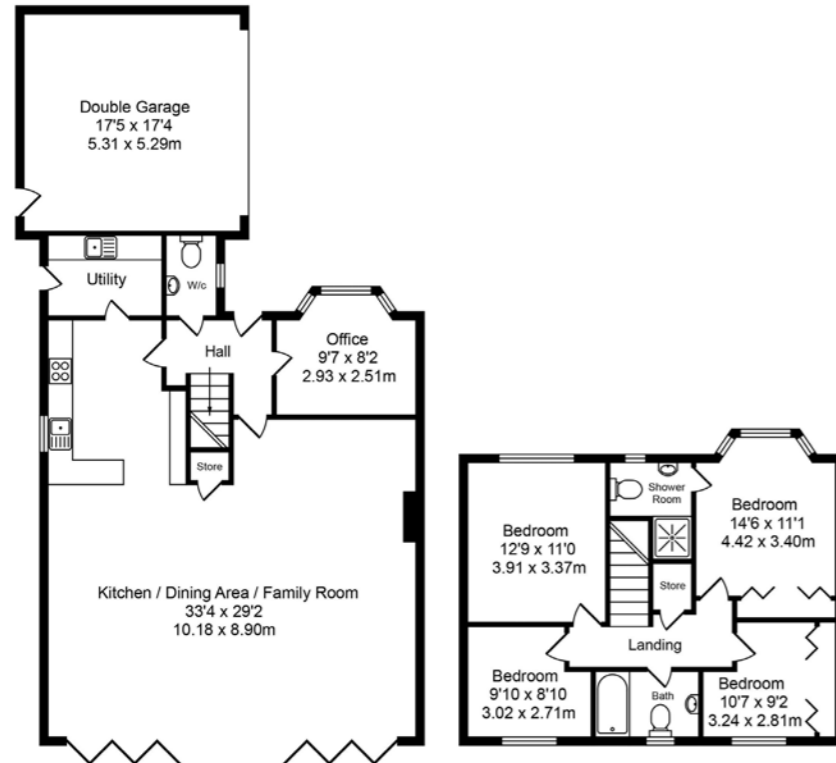


Ormskirk: 01695 570102
 Southport: 01704 778668

Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 2058 Sq.ft. (191.2 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 Leasehold. Term of lease: 999 years from 1st January 2012.
 Ground Rent: £200 per annum.
 Council Tax Band: F

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 & Phillips are thrilled to bring to market an exciting opportunity to acquire this fully renovated and extended four-bedroom detached family home, nestled within a private corner plot along the popular Stone Yard Close in Ormskirk, West Lancs.

Luxury living meets contemporary design in this extended property, which epitomizes modern elegance and style, conveniently located near local amenities, the hospital and highly regarded schools, with superb transport links for both families and working professionals.

This stunning contemporary 'Canterbury' property is part of Redrow's award-winning 'Heritage' collection of modern homes and impresses from every angle. As you approach via the private driveway leading to a linked double garage, ample off-road parking welcomes you. Step through the central main entrance to discover the front office with a feature bay window, perfect for those working from home.

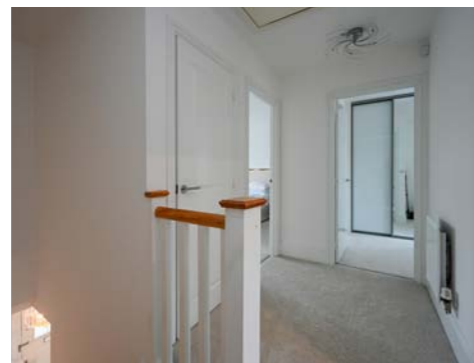
The recently installed modern kitchen is a chef's delight, boasting a range of wall, base and tower units, high-end integrated appliances, premium contrasting work surfaces and a featured breakfast bar. The main living room is the heart of this home, centred around a contemporary feature fireplace and opening into an extended open-plan family living area. With over 33 ft of space, this expansive area is bathed in natural light from comprehensive bi-folding doors, illuminating the large dining and living area. Premium Amtico flooring and lavish decor throughout elevate the living experience.

Upstairs, four well-proportioned family bedrooms await, three of which are double-sized and all decorated to a high standard, with integrated wardrobes and storage facilities. The main bedroom boasts a lavish fully tiled en-suite bathroom, while the property is served by the main family bathroom featuring a bath with overhead shower, WC and wash hand basin.

Outside, the private rear garden offers a serene retreat, with a large lawn bordered by established trees, shrubs and plants. An ample patio terrace provides the perfect space for entertaining and dining al-fresco.

With a generous 2,058 square feet of living space, gas central heating, double glazing and a fully renovated fit and finish throughout, this property offers both luxury and comfort for modern family living. Don't miss out – schedule your viewing today and experience the epitome of contemporary living at Stone Yard Close.





KEY FEATURES

FULLY RENOVATED & EXTENDED
DETACHED FAMILY HOME

CIRCA 2058 SQ FT

PRESENTED TO A HIGH STANDARD
THROUGHOUT

FOUR BEDROOMS
(MASTER WITH EN-SUITE)

RECENTLY INSTALLED MODERN
KITCHEN

STUNNING LARGE OPEN PLAN
FAMILY LIVING AREA

LINKED DOUBLE GARAGE &
AMPLE OFF ROAD PARKING



