

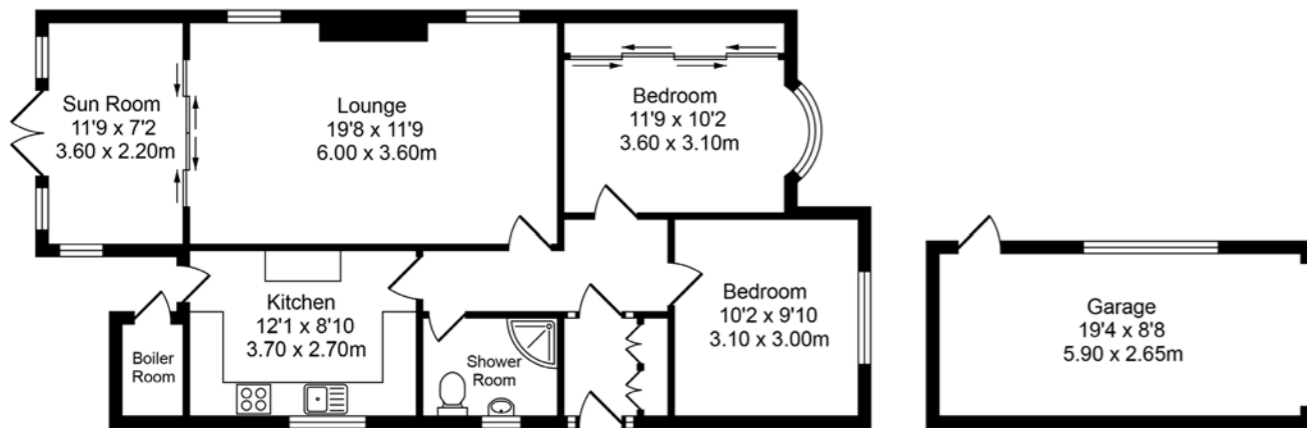


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 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 989 Sq.ft. (91.9 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 821 Sq.Ft (76.3 Sq.M.)

Garage
 Approx. Floor Area 168 Sq.Ft (15.6 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 delighted to bring to market an exciting opportunity to acquire this fully renovated two-bedroom detached true bungalow, nestled within a serene and established plot along the desirable Fletcher Avenue in Tarleton, West Lancashire.

Ideally positioned within close proximity to Tarleton village centre, this vibrant property resides within comfortable walking distance of a host of local amenities and retailers, whilst also enjoying good transport and commuter links.

Approached via a large sweeping driveway which approaches a detached garage, every detail of this home has been meticulously crafted and renovated to offer the utmost comfort and style. From the moment you enter, you'll be greeted by modern elegance and thoughtful design.

The spacious living areas flow seamlessly, providing ample room for relaxation and entertaining. The main living room is centred around a contemporary feature fireplace and enjoys a high-end neutral decor which extends throughout this impressive property. The sleek kitchen boasts an array of wall, base and tower units, finished in a modern design aesthetic and enjoying a wealth of high-end appliances and premium contrasting work-surfaces, making meal preparation a joy.

Both double bedrooms offer tranquillity and comfort, with plenty of natural light streaming in through the large picture windows. The pristine family bathroom features contemporary fixtures and luxurious amenities, perfect for unwinding after a long day, with a corner shower, WC and vanity wash hand basin provided alongside an elegant, tiled design. The internal accommodation is completed with a hand sunroom which adjoins the large main dual aspect living room.

Outside, the private plot offers a peaceful retreat, surrounded by lush greenery and mature trees and plants to the front. The rear has been fully flagged for ease of maintenance and provides an ideal place in which to entertain and dine al-fresco. Whether you're enjoying a morning coffee on the patio or hosting a barbecue with friends, this outdoor space is sure to impress.

Extending to a comfortable 989 square feet and providing gas central heating and double glazing throughout, this renovated bungalow is the epitome of modern living. Don't miss your chance to make it yours - internal inspection is highly advised and early viewing will be essential to avoid disappointment.





