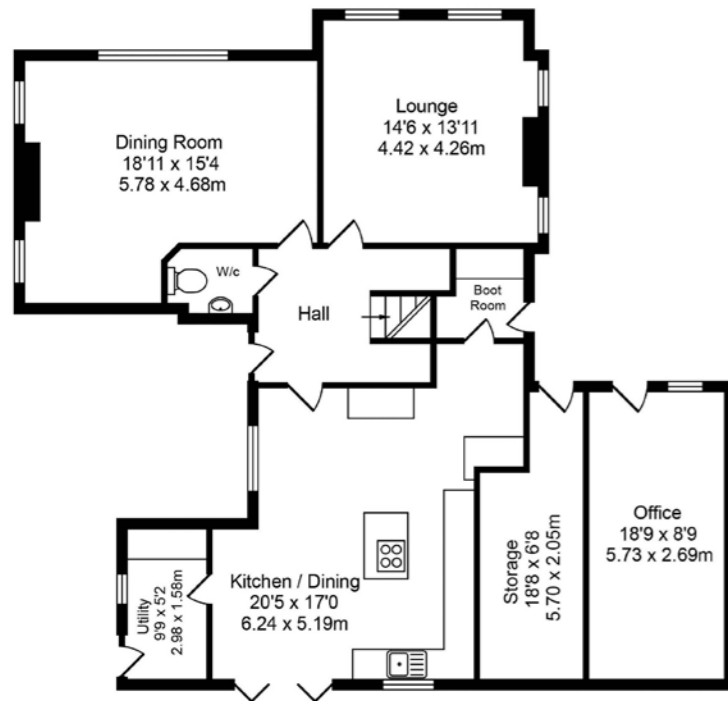




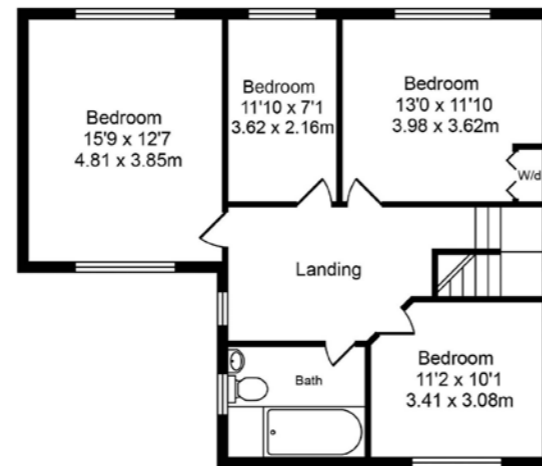
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 2029 Sq.ft. (194.7 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 1308 Sq.Ft (121.5 Sq.M.)



First Floor
 Approx. Floor Area 788 Sq.Ft (73.2 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 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 and Phillips are delighted to offer for sale this beautiful four bedroom detached residence, an exceptional abode that epitomises the perfect haven for raising a family in a secure and sought-after environment. Situated on prestigious St Helen's Road, within walking distance of Ormskirk town centre, this magnificent home boasts a superb floor plan designed to meet the demands of modern living. Set on a generous plot, this property offers over 2000 square feet of living space, showcasing an impeccable standard of finish characterised by tasteful decor and high-quality fixtures and fittings.

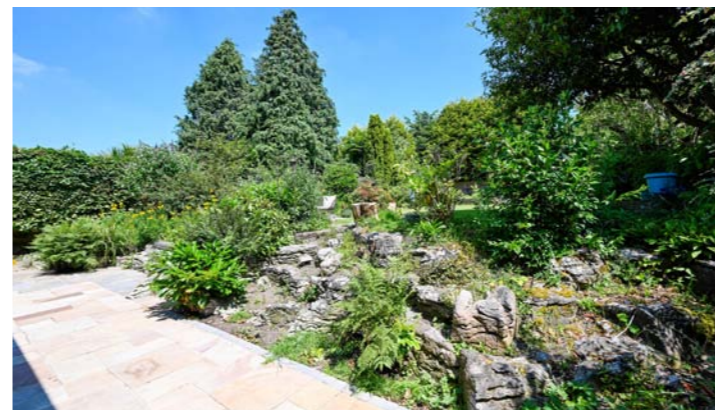
As you step inside, you will discover a well-designed layout that effortlessly flows, providing utmost flexibility. The entrance porch leads you to a welcoming reception hallway, setting the tone for what lies ahead. The light-filled lounge, with dual aspects, captivates with its charm and features a cosy wood burning stove nestled within a striking brick built fireplace. For formal gatherings, the dining room provides a perfect setting, enhanced by high-quality Amtico flooring and another wood burning stove, creating a warm and inviting atmosphere.

The heart of this home is the stunning open plan family dining kitchen, an idyllic space for entertaining. With French doors opening onto the rear patio, this beautiful room is complete with an array of sleek high gloss units, ample workspace, granite tops, a center island, breakfast bar, and integrated appliances including twin Neff ovens and grill, an extractor, dishwasher, and space for an American style fridge freezer. A magnificent lantern roof light illuminates the space, complemented by gleaming porcelain floor tiles and a brick built fireplace with a wood burning stove. Completing the ground floor is a practical utility room with plumbing and granite tops, a convenient boot room, and a handy downstairs wc with a vanity unit.

Moving to the first floor, you will find four delightful bedrooms and a family bathroom. Each bedroom exudes spaciousness and is bathed in natural light, creating a tranquil retreat. The family bathroom is tastefully appointed, boasting a three-piece suite comprising a low-level wc, vanity wash hand basin, and a bath with a shower over.

Externally, the property boasts gardens to the front and rear, as well as extensive parking on a large gravel driveway with Indian stone paving. The driveway extends to the side elevation, leading to a spacious storage room and a separate office space measuring over 18ft in length. These additional areas offer excellent potential for ancillary living space, making it ideal for co-dependents, individuals working from home, or a personal gym.

The rear of the home is a true oasis, encompassing well tended gardens that are fully enclosed and exceptionally private. Numerous patio areas have been strategically positioned to make the most of the garden's sunny aspects. Well-maintained lawns and mature planting add to the serenity of this outdoor haven. At the end of the garden, a wood built outbuilding provides an ideal space for a bar and entertaining area. Additional benefits of the home include gas central heating, double glazing, and a CCTV security system.





KEY FEATURES

MAGNIFICENT DETACHED RESIDENCE

FOUR BEDROOMS

IN EXCESS OF 2000 SQ FT

IMPECCABLE STANDARD OF FINISH THROUGHOUT

STUNNING OPEN PLAN FAMILY DINING KITCHEN

EXTENSIVE OFF ROAD PARKING

LARGE PRIVATE REAR GARDEN





