

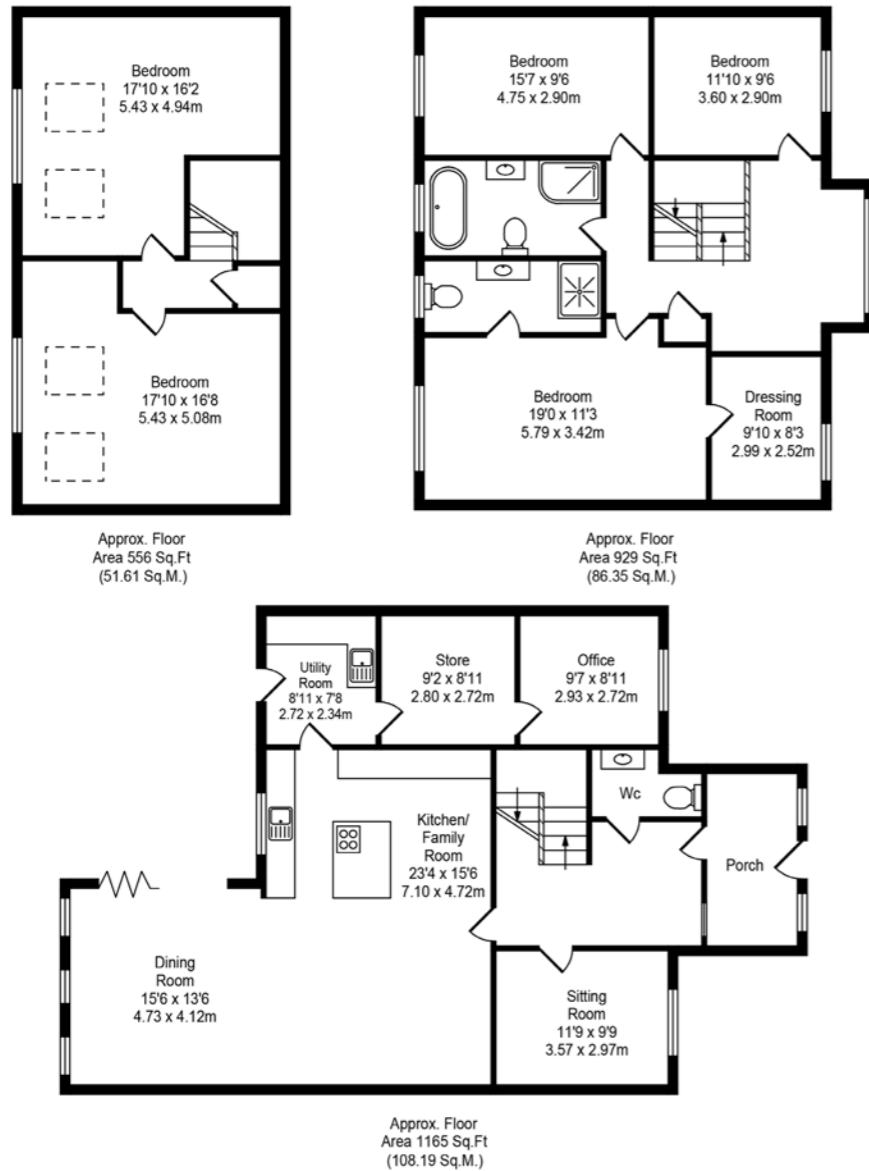


Ormskirk: 01695 570102
Southport: 01704 778668

Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

Total Approx. Floor Area 2650 Sq.ft. (246.15 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 25/3/1922 with a peppercorn rent.
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.

This stunning five bed detached property is a perfect example of a modern home with character and individuality. It has been thoughtfully designed with a flowing floor plan that creates a warm and inviting ambiance throughout. The property has recently undergone a comprehensive series of refurbishments, resulting in a home finished to the highest standards. The tasteful decor, beautiful floor coverings, and high-quality fixtures and fittings add to the overall charm of the property.

Some of the standout features of the home are its brand new contemporary kitchen, its stylish modern bathrooms, and its two extensions including a fabulous sun room at the rear of the property which seamlessly combines with the family living area and dining kitchen to create a fantastic space for the whole family to enjoy.

Spanning circa 2650 square feet, the property offers an extensive floor plan spread across three inviting levels. The large entrance porch leads to a welcoming reception hallway with a bespoke glass balustrade staircase. There's a relaxing lounge, an open plan family dining kitchen and living area with bespoke fitted units, centre island, quartz tops, and top-of-the-line integrated appliances. There is also a separate utility room finished to a similarly high standard, and a glass roof sun room at the rear. A home office with lovely views overlooking the fields to the front of the property and a convenient downstairs cloaks/wc completes the ground floor.

The first floor boasts three double bedrooms, with the master boasting a stunning three-piece en-suite shower room and fabulous dressing room (which was originally a sixth bedroom and could be converted back if required), and a breathtaking four-piece family bathroom with a vanity unit and a feature stand-alone bath. From the landing area, a staircase leads to the second floor where two additional double bedrooms can be found.

Externally, the property offers fully enclosed landscaped gardens at the rear with neat lawns, planted borders, a timber garden shed, a soothing water feature, and several patio areas for outdoor dining and entertaining. The front of the property features an extensive block-paved driveway and forecourt with ample parking, and access to the rear from both sides of the property. Other benefits include alarm system and CCTV.

Situated in a quiet village, the property enjoys an enviable position on a private plot with open countryside views to the front. Bickerstaffe is a highly desirable and thriving local community with a rich history. Despite some development, the village has maintained its old-world charm and peaceful way of life. With easy access to the railway station in Rainford and the M58 motorway, this property is an ideal base for commuters.





KEY FEATURES

STUNNING DETACHED HOME

ACCOMMODATION OVER THREE LEVELS

FIVE BEDROOMS (MASTER WITH EN-SUITE & DRESSING ROOM)

HIGH STANDARD OF FINISH THROUGHOUT

CIRCA 2650 SQ FT

BRAND NEW CONTEMPORARY KITCHEN

FABULOUS SUN ROOM

FULLY ENCLOSED LANDSCAPED GARDEN

EXTENSIVE DRIVEWAY & FORECOURT WITH AMPLE PARKING



