

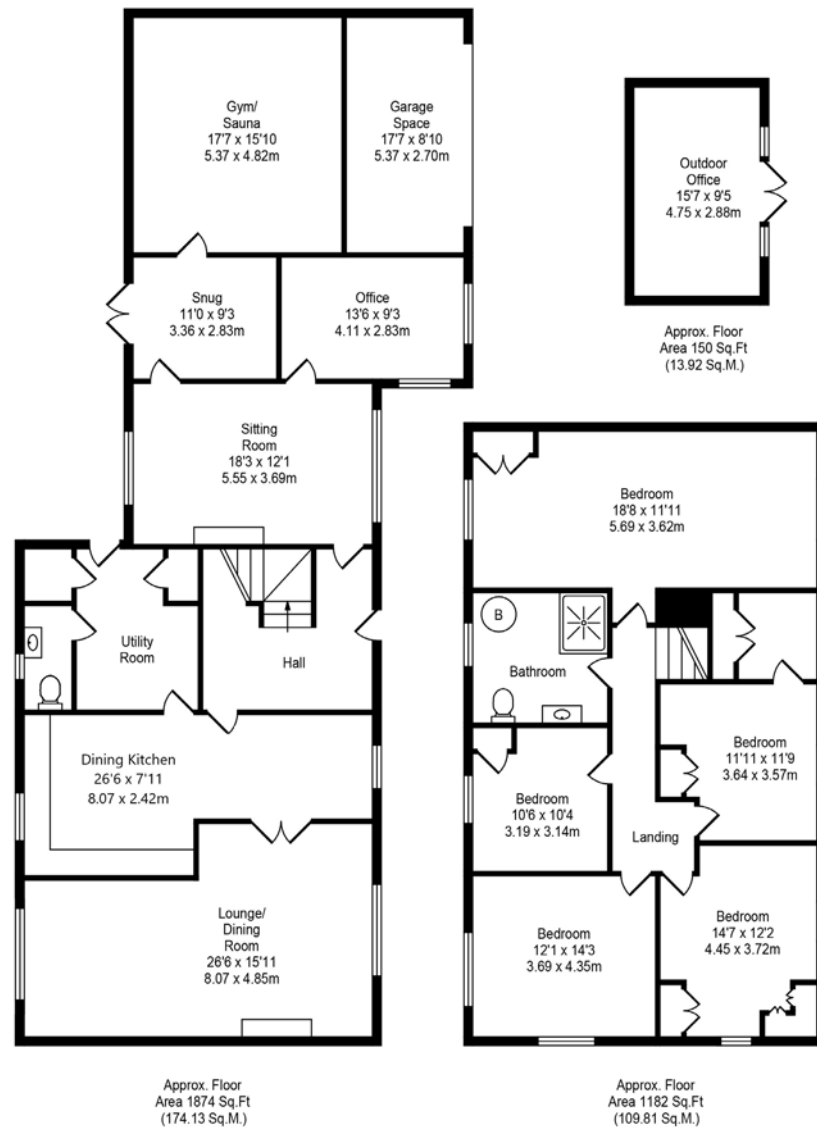


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 Southport: 01704 778668
 arnoldandphillips.com

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 Chorley: 01257 241173

Total Approx. Floor Area 3206 Sq.ft. (297.86 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: F

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 and Phillips are delighted to offer for sale this most impressive detached residence covering 3206 square feet the property offers an abundance of family living space finished to the highest standards. Situated on a substantial plot measuring approximately half an acre, the gardens are private and perfect for grand outdoor entertaining.

Situated in a very sought-after area, the home enjoys a peaceful and private setting, with no overlooking neighbours to the rear. Upon entering, you will be greeted by spacious rooms filled with natural light and adorned with stylish neutral decor, beautiful floor coverings, and high-quality fixtures and fittings. The layout of the property is flexible and practical, catering to everyday living as well as the potential for co-dependent living arrangements.

Internal highlights include a welcoming reception hallway and a generous 26ft lounge with dual aspects and a contemporary inset fire. The family kitchen, living and dining area is fitted with a stylish array of wall and base units, offering ample storage and workspace with granite tops, a breakfast bar, glass display units, a range oven, and quality integrated appliances. Additionally, there is a cosy sitting room with a stove-style fire, there's also a snug, a home office, a practical utility room, a handy downstairs cloaks/wc and a large gym with sauna.

On the first floor, a landing area with a modern glass balustrade leads to five well-proportioned bedrooms, each boasting bespoke quality fitted bedroom furniture. The family bathroom features a contemporary and luxurious four-piece suite in white, including a stand-alone bath, vanity unit, shower cubicle, and low-level WC. The bathroom is tastefully tiled for a stylish finish.

Outside, the property offers extensive parking on the block-paved driveway which leads to a half garage that provides plenty of storage, there are also neatly manicured lawns and planting. The rear garden is a true haven, with a large patio area perfect for outdoor entertaining, a summer house ideal for working from home, and swathes of well-kept lawns framed by a mature backdrop of plants and trees.

Elmers Green is a charming area located in West Lancashire offering a tranquil escape from the hustle and bustle of city life and within strolling distance of Beacon Country Park but with easy access to essential amenities including shops, supermarkets, schools, and healthcare facilities. The area also benefits from excellent transport links, with major roads and motorways, making it convenient for commuters and those looking to explore the wider region.

In summary, this impressive detached residence offers an exceptional standard of family living. With its spacious rooms, high-quality finishes, and flexible layout, it provides a practical and comfortable home. The private and expansive gardens further enhance the property, making it ideal for those who enjoy outdoor entertaining. A truly remarkable property in a much sought-after location.





KEY FEATURES

- Impressive Detached Residence
- Five Bedrooms
- Circa 3206 Square Feet
- Beautiful Family Kitchen, Living & Dining Area
- Large Gym with Sauna
- Approx. Half An Acre Plot
- Private Well-Kept Rear Garden with Manicured Lawns and Large Patio
- Extensive Driveway Parking
- Charming Location



