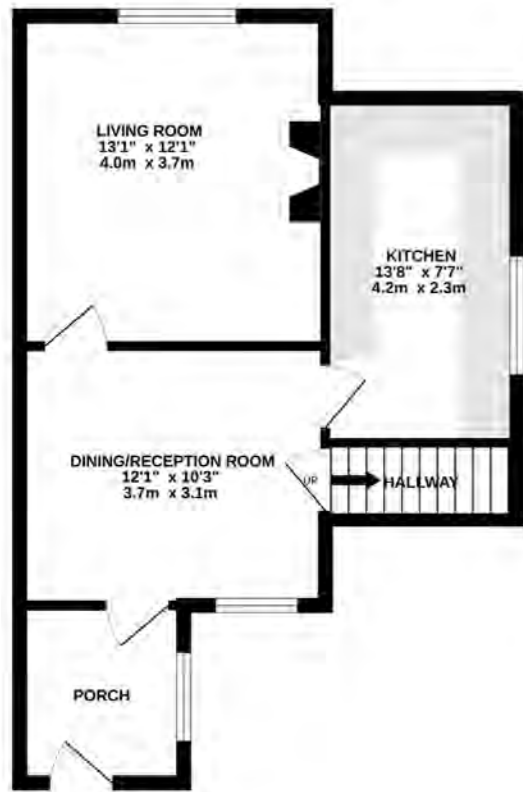


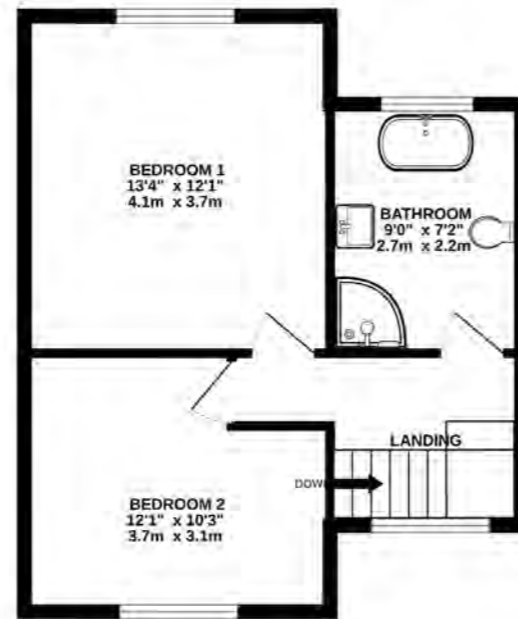


Ormskirk: 01695 570102 Chorley: 01257 241173  
 Parbold: 01257 442789 Southport: 01704 778668  
 arnoldandphillips.com

GROUND FLOOR  
 448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
 411 sq.ft. (38.2 sq.m.) approx.

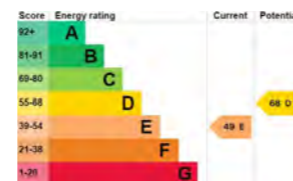


TOTAL FLOOR AREA: 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, fittings and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be based on visit by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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](http://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 beautifully presented and fully renovated two-bedroom semi-detached stone cottage, residing with a generous rural plot along the picturesque Ben Lane in Bickerstaffe, West Lancs.

Ideally positioned this charming country cottage resides within close proximity to a host of local amenities and enjoys excellent transport and commuter links.

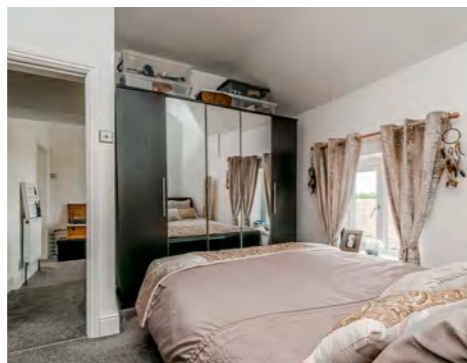
Approached via a private driveway providing off-road parking for multiple vehicles, access is granted via the main entrance, with one received into a spacious front entrance porch. Two spacious living rooms reside centrally, with gorgeous parquet wooden flooring running underfoot along. The main living room enjoys a stunning red-brick exposed fireplace, with a multi-fuel log burning fireplace with timber mantle providing a pleasant central feature to this bright room. A country cottage shaker kitchen has been recently fitted and enjoys an array of wall, base and tower units, providing a range of integrated appliances and premium Oak work-surfaces.

The first floor enjoys two spacious double bedrooms, both of which are neutrally decorated and enjoys a beautiful uninterrupted outlook over the surrounding countryside. The property is well-served by a beautifully finished main family bathroom, providing a free-standing slipper bath, WC, wash hand basin and corner shower.

Externally the property enjoys a flagged patio terrace ideal for entertaining along with an extensive garden which is not overlooked and is laid with sprawling lawns and bordered by established trees and bushes. Residing within the heart of the countryside internal inspection is highly advised and early viewing will be essential to avoid disappointment.







**KEY FEATURES**

- Beautiful Semi-Detached Cottage
- Two Bedrooms
- Circa 859 Square Feet
- Two Spacious Reception Rooms
- Recently Fitted Kitchen & Bathroom
- Extensive Garden with Flagged Patio Terrace
- Private Driveway Parking





