

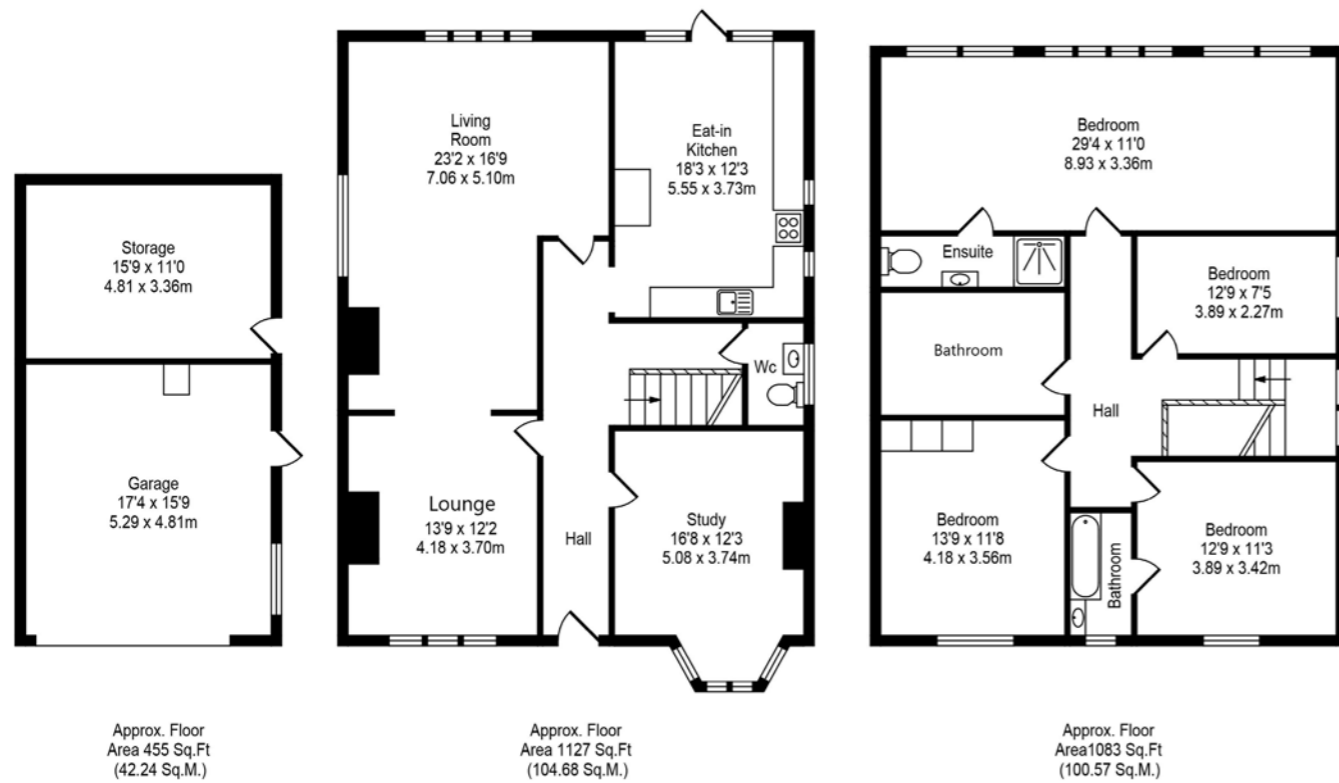


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 2664 Sq.ft. (247.49 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: G

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.

Nestled within a beautiful rural conservation area, this charming double fronted detached residence sits on a private quarter-acre plot, offering a serene and picturesque setting. Boasting an abundance of Victorian charm, the property seamlessly blends original features with modern comforts, creating a perfect harmony of space and character.

As you step over the inviting threshold, you will immediately feel the warmth and love that has been poured into this beloved family home. Tastefully decorated rooms, exquisite fireplaces, elegant sweeping bays, sash windows, parquet flooring and high ceilings all contribute to the welcoming ambiance that permeates throughout.

Spanning over 2200 square feet, the accommodation effortlessly flows from one beautiful room to the next. Natural light floods the living spaces, further enhancing their allure. The layout includes an entrance vestibule, an impressive reception hallway, a spacious main lounge, a delightful sitting room/study, and a generous open plan family dining and living room with French doors leading out to the rear gardens. The fully fitted dining kitchen boasts a comprehensive array of wall and base units, a range oven, integrated dishwasher, ample workspace, and plenty of room to dine. Additionally, there is a convenient downstairs WC.

Upstairs, you will find four wonderful double bedrooms, a family bathroom, and two en-suites. The lavish master bedroom spans nearly 30 feet in length and features a Juliet balcony with captivating views of the rear garden.

Situated on a substantial plot, the property offers extensive driveway parking and access to a double garage with additional storage at the rear. The gardens at the front are beautifully landscaped, while the rear gardens are particularly spacious, private, and border open countryside. There are also delightful patio areas, perfect for outdoor dining and entertaining, with the added bonus of southerly aspects.

Conveniently located, the property provides easy access to excellent local amenities and is ideal for commuters with the nearby M58 motorway. Gas central heating and double glazing are further benefits of this fabulous home.





KEY FEATURES

- Charming Detached Residence
- Four Bedrooms
- Circa 2664 Square Feet
- Open Plan Family Living and Dining Room
- Fitted Dining Kitchen
- Private Quarter-Acre Plot
- Beautifully Landscaped Rear Gardens
- Extensive Driveway Parking
- Serene and Picturesque Setting





