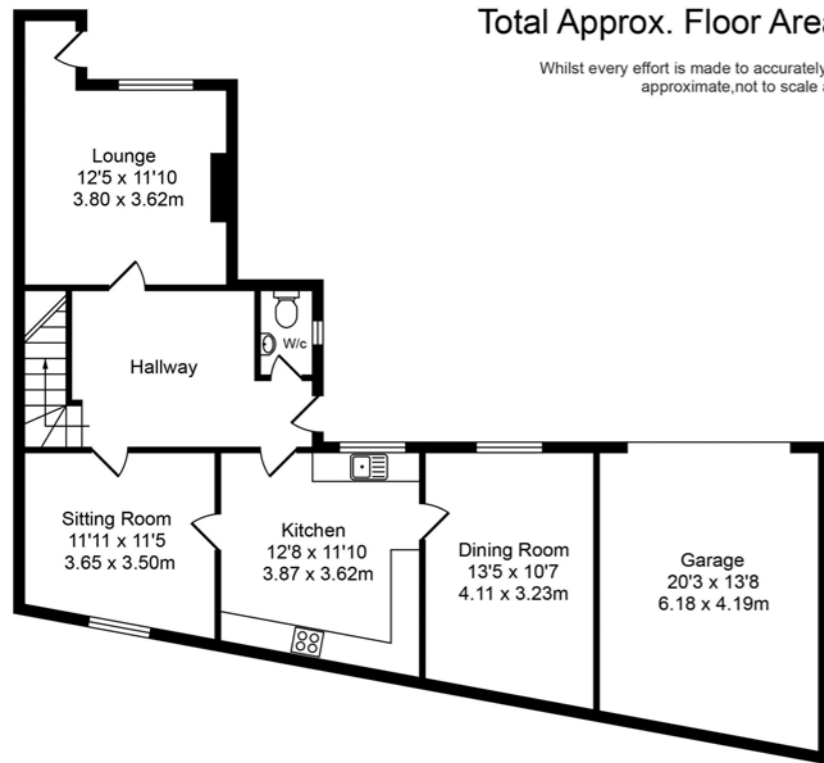




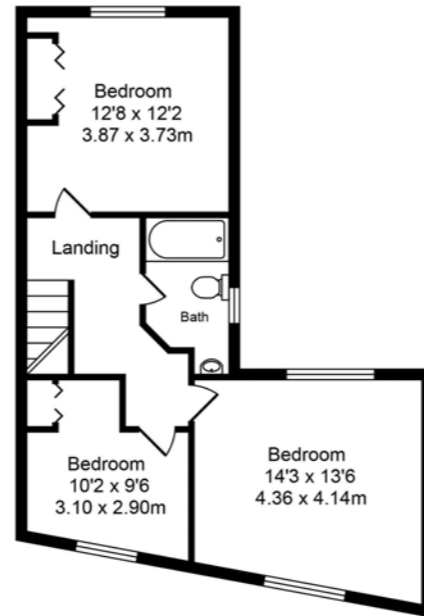
Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1643 Sq.ft. (152.7 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 1062 Sq.Ft (98.7 Sq.M.)



**First Floor**  
 Approx. Floor Area 581 Sq.Ft (54.0 Sq.M.)



Tenure: We are advised by our client that the property is Freehold  
 Council Tax Band: C

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](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 present an exciting opportunity to acquire this characterful three-bedroom semi-detached property, attractively situated along the semi-rural Rock Lane in Melling, Liverpool.

With a host of local amenities nearby, as well as excellent transport and commuter links, this well-connected property is ideal for both working professionals and families, thanks to several reputable schools in the vicinity.

Approached via a private driveway leading to an attached double garage, the property offers off-road parking for multiple vehicles. The ground floor features a large entrance hallway, three spacious reception rooms, all neutrally decorated, and a modern, fully fitted dining kitchen. This kitchen, the central hub of the home, includes an array of wall, base, and tower units, a range of integrated appliances, and contrasting modern work surfaces.

The first floor boasts three double bedrooms, all equipped with integrated wardrobes and storage. A tiled family bathroom completes the internal accommodation. Stunning uninterrupted countryside vistas are afforded from the bedroom windows. Additionally, there is potential to extend and develop additional sleeping accommodation over the large garage, subject to obtaining the relevant planning consents.

Externally, the main garden is encircled by established trees and bushes, creating an idyllic retreat. With a centrally turfed lawn and an ample patio terrace, this property is ideal for outdoor gatherings and entertaining.

Extending to a generous 1,643 square feet and benefiting from oil central heating and double glazing throughout, internal inspection is highly advised to fully appreciate all that is on offer.





Views



KEY FEATURES  
CHARACTERFUL SEMI DETACHED  
PROPERTY  
BEAUTIFULLY PRESENTED  
THROUGHOUT  
THREE BEDROOMS  
CIRCA 1643 SQ FT  
THREE SPACIOUS RECEPTION  
ROOMS  
ATTRACTIVE ESTABLISHED  
GARDEN  
OFF ROAD PARKING FOR  
MULTIPLE VEHICLES  
ATTACHED DOUBLE GARAGE





