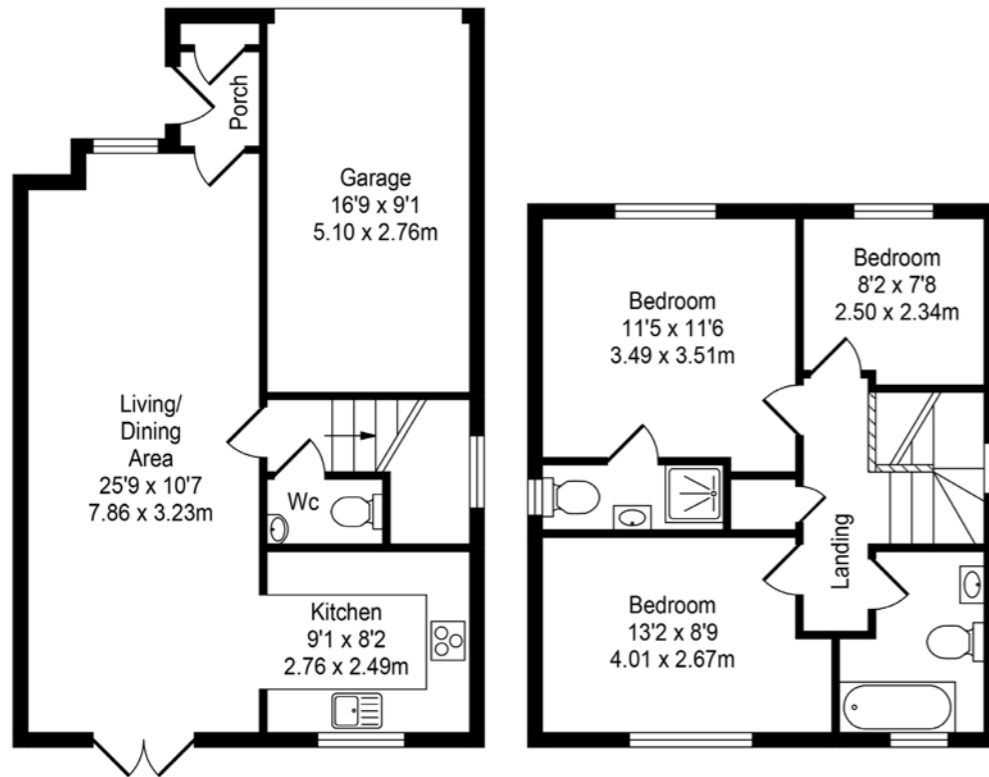




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1065 Sq.ft. (98.91 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 598 Sq.Ft (55.60 Sq.M.)

Approx. Floor Area 466 Sq.Ft (43.31 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 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 present this beautifully presented three-bedroom detached modern build property, located in the sought-after Becconsall Gardens development in Hesketh Bank, West Lancs.

This versatile home is ideally positioned within close proximity to the village centre, offering a variety of amenities and retailers. Excellent transport and commuter links are available, making it an ideal choice for working professionals and families alike, with several reputable schools nearby.

Approached via a private driveway with off-road parking for multiple vehicles, the ground floor of this impressive property features a modern finish throughout. The spacious main living room flows seamlessly into an equally well-proportioned dining room, illuminated by modern French-style patio doors. The main family kitchen boasts an array of fitted wall, base, and tower units, featuring a range of integrated appliances and stylish contrasting work surfaces.

The first floor offers three well-proportioned family bedrooms, all generously sized. The main bedroom enjoys lavish en-suite bathroom facilities, while the property is well served by a modern family bathroom finished in a clean, contemporary tiled design.

Externally, the property benefits from a private South-facing rear garden that serves as a serene retreat. A centrally turfed lawn is bordered by a range of established trees and plants, providing privacy. An ample patio terrace encircles the property, providing an ideal space for outdoor gatherings. Extending to good proportions and benefitting from an attached garage, gas central heating and double glazing throughout, internal inspection is highly advised to fully appreciate all that this stunning property has to offer.

