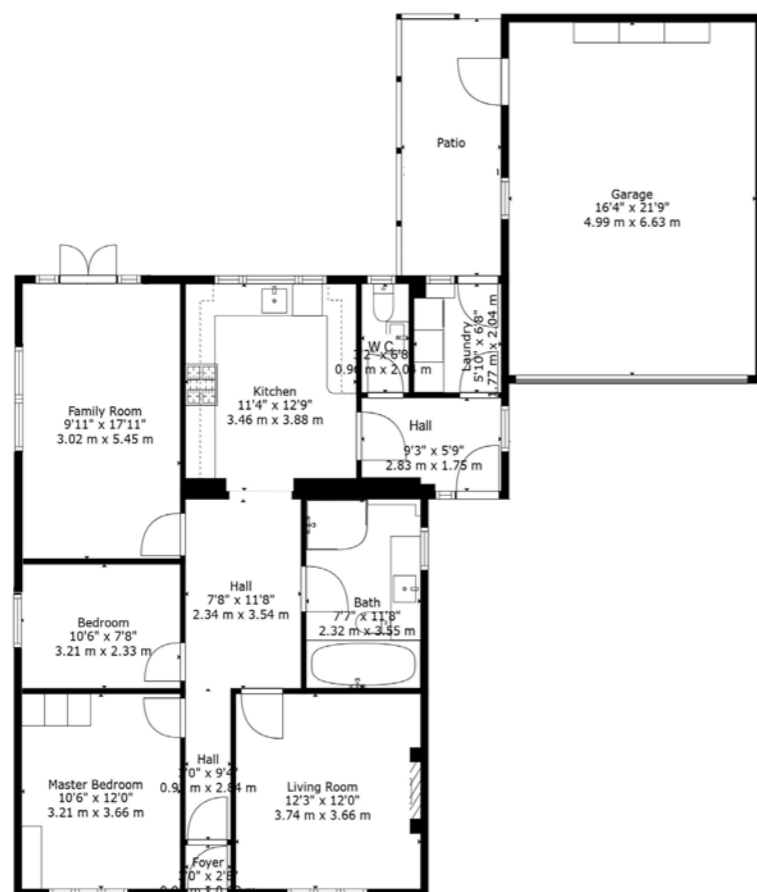




Ormskirk: 01695 570102
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Southport: 01704 778668
Chorley: 01257 241173
Parbold: 01257 442789

ARNOLD & PHILLIPS
ESTATE AGENTS



TOTAL: 1418 sq. ft, 132 m2
FLOOR 1: 1418 sq. ft, 132 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.

Tenure: 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. 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.



THE LUXURY PROPERTY SPECIALISTS

Plex Moss Lane, Ormskirk

A&P

Arnold & Phillips are delighted to present a unique opportunity to acquire this stunning two-bedroom detached true bungalow, nestled within an attractive plot along the sought-after Plex Moss Lane in Halsall, West Lanes.

Ideally positioned, 'Cherry Tree Cottage' combines the convenience of contemporary living with the charm of its countryside location. Local amenities, good transport, and commuter links make this a superb choice for those looking for a luxury downsize in the country.

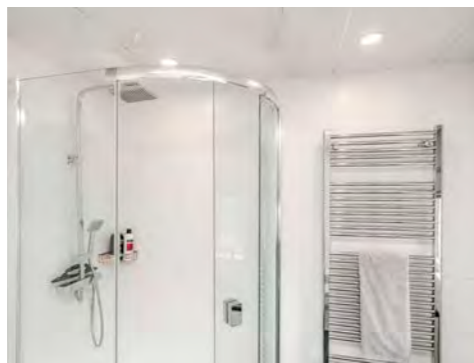
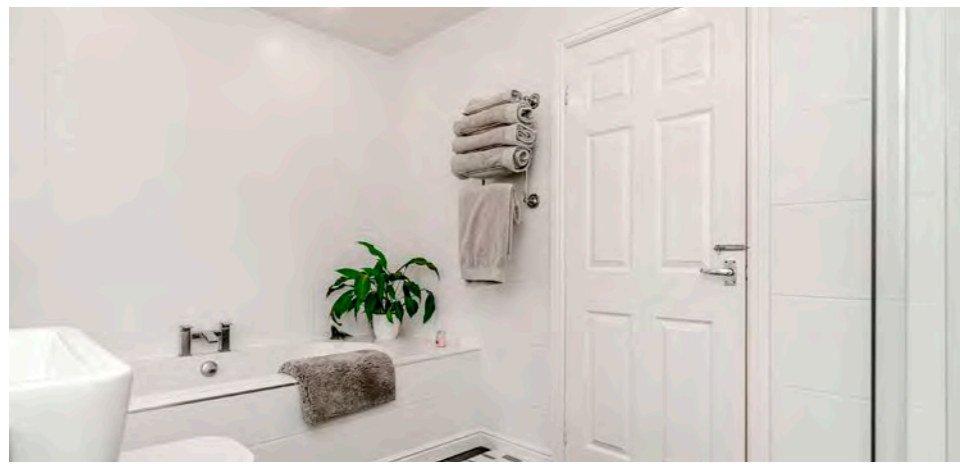
Approached via a private driveway and surrounded by well-tended wrap-around gardens, the property boasts a high level of fit and finish throughout. The front of the property features a large main living room centred around a contemporary feature fireplace, with the main bedroom adjacent. Centrally located is the spacious second bedroom, opposite a modern family bathroom with a bath, separate shower, WC, and vanity wash hand basin, finished in a contemporary tiled design.

The rear of the property boasts a large second living room, illuminated by windows and French-style patio doors. The beautifully fitted main kitchen features an array of wall, base, and tower units, with integrated appliances and stylish contrasting work surfaces, and includes an ample dining area. This flows into a WC, an adjoining utility room, and a rear entrance foyer. The property also includes a large double garage.

Externally, the rear of the property creates a serene retreat with a turfed lawn bordered by established trees, plants, and shrubs. A dedicated patio terrace provides an ideal space for outdoor gatherings, complemented by a timber pergola and multiple areas of interest. The uninterrupted countryside vista, beautiful flower beds, and rolling lawn enhance the property's chocolate-box appeal, with its rendered facade and charming appearance.

Extending to a generous size and benefiting from all the expected modern conveniences, internal inspection is highly advised to fully appreciate all that this stunning property has to offer.





KEY FEATURES

- Charming Detached True Bungalow
- Two Good Sized Bedrooms
- Circa 1418 Square Feet
- Two Spacious Reception Rooms
- Beautiful Dining/Kitchen
- Stunning Rear Garden with Countryside Views
- Expansive Driveway
- Double Garage
- Sought-After Location





