

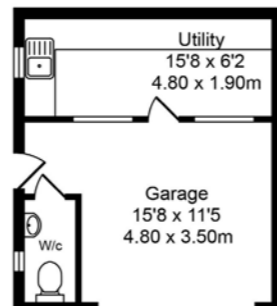


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

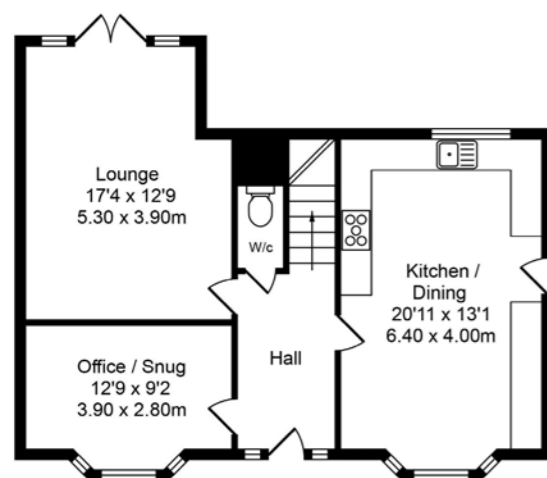
Chorley: 01257 241173  
 Parbold: 01257 442789

**Total Approx. Floor Area 1654 Sq.ft. (153.7 Sq.M.)**

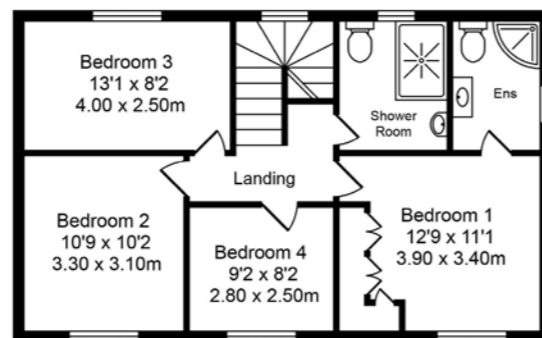
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Garage**  
 Approx. Floor Area 284 Sq.Ft (26.4 Sq.M.)



**Ground Floor**  
 Approx. Floor Area 724 Sq.Ft (67.3 Sq.M.)



**First Floor**  
 Approx. Floor Area 646 Sq.Ft (60.0 Sq.M.)



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

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.



Nestled in the highly desirable location of Tarleton, this stunning detached family home boasts over 1600 square feet of living space on a generous plot.

The grand entrance hallway leads to all rooms on the ground floor, with a cosy snug/office at the front and a spacious lounge with French doors and a feature fireplace at the rear. The dining kitchen, fitted with stylish shaker units, integrated appliances and a lovely range style oven set within a characterful kitchen mantel runs the length of the property and is perfect for entertaining. The ground floor is completed with a cloaks/WC.

Upstairs, four double bedrooms offer ample space, with the master bedroom having a modern ensuite showeroom and the remaining bedrooms share the modern family bathroom in classic white.

Outside, the property features a walled garden, driveway parking, and a detached double garage with a utility room and additional WC. The beautifully landscaped rear garden provides a peaceful retreat with lawned areas and patio and established shrubs and plants.

Conveniently located near local amenities and excellent transport links to Southport, Preston, and Liverpool, this family home offers both comfort and convenience.

















