

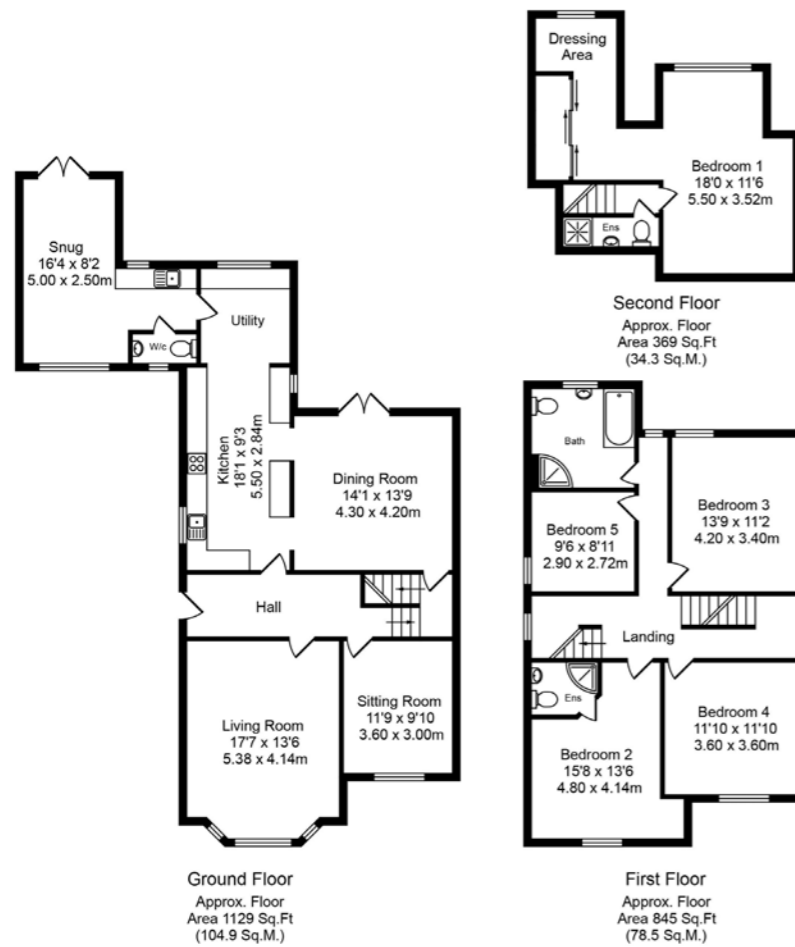


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 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 2343 Sq.ft. (217.7 Sq.M.)

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



Tenure: We are advised by our client that the property is 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.



This spacious and luxurious five-bedroom, three-bathroom home is perfectly suited for families seeking a comfortable and convenient living space. Situated in a peaceful location with easy access to public transportation, schools, parks, and walking paths, this property offers a serene and well-connected lifestyle.

Upon entering the home, you are welcomed by a beautifully bay-fronted lounge, the first of two reception rooms. The second reception room is a cosy sitting area, ideal for relaxation and unwinding. The high ceilings throughout the house create a sense of openness and elegance. The heart of the home is the open-plan kitchen and dining area, flooded with natural light and providing ample space for family gatherings and entertaining guests. A utility room and WC off the kitchen adds practicality to the space and an additional snug room rounds off the ground floor.

With five bedrooms, this home offers comfortable accommodations for the entire family. The first floor consists of four bedrooms with the largest featuring an en-suite shower-room for added luxury. The bathroom on this floor caters to all needs, with a bath, WC, pedestal sink and separate shower. The second floor comprises of a large bedroom with a dressing area and ensuite shower room.

The property's mature gardens overlook a tranquil lake at the rear, offering a peaceful and picturesque view. Additionally, a driveway provides off-street parking for added convenience.

In summary, this home combines tranquility and functionality, making it an ideal retreat for families seeking a peaceful yet well-connected living space. With its spacious living areas, comfortable bedrooms, and beautiful outdoor surroundings, this property offers everything a family could desire.





KEY FEATURES

Stunning Period Property

Five Bedrooms, Two with EnSuite Facilities

Circa 2343 Square Feet

Three Reception Rooms

Large Kitchen Diner

Private Mature Rear Garden

Good Location



