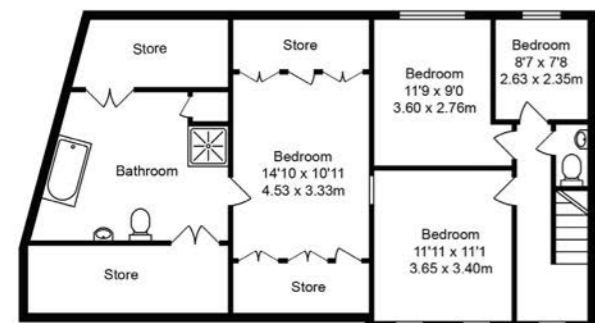




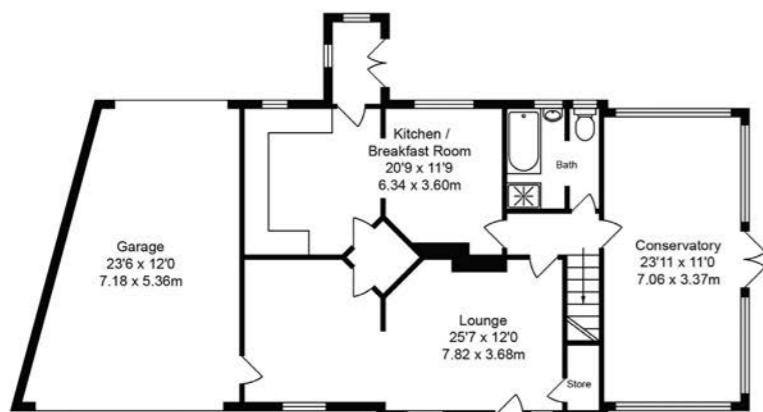
Ormskirk: 01695 570102  
arnoldandphillips.com

Chorley: 01257 241173  
Southport: 01704 778668

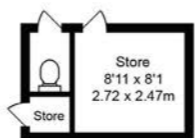
**ARNOLD & PHILLIPS**  
ESTATE AGENTS



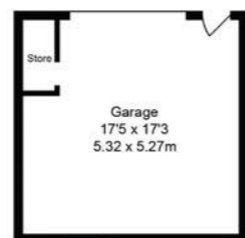
First Floor  
Approx. Floor Area 1033 Sq.Ft (96.0 Sq.M.)



Ground Floor  
Approx. Floor Area 1324 Sq.Ft (123.0 Sq.M.)



Outbuilding  
Approx. Floor Area 97 Sq.Ft (9.0 Sq.M.)



Garage  
Approx. Floor Area 301 Sq.Ft (28.0 Sq.M.)

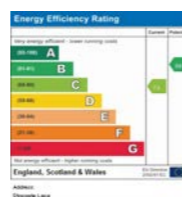
**Stopgate Lane, Simonswood**  
Total Approx. Floor Area 2755 Sq.ft. (256.0 Sq.M.)

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: 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.



**THE LUXURY PROPERTY SPECIALISTS**

**Stopgate Lane, Simonswood**  
Offers in Excess of £400,000

**A&P**

Arnold & Phillips are delighted to bring to market 'Tudor House' – a fully renovated four bedroom detached family home, positioned attractively along the highly regarded semi-rural Stopgate Lane in Simmonswood.

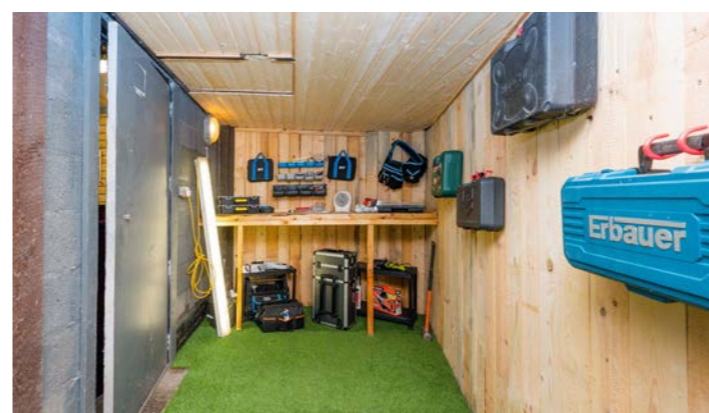
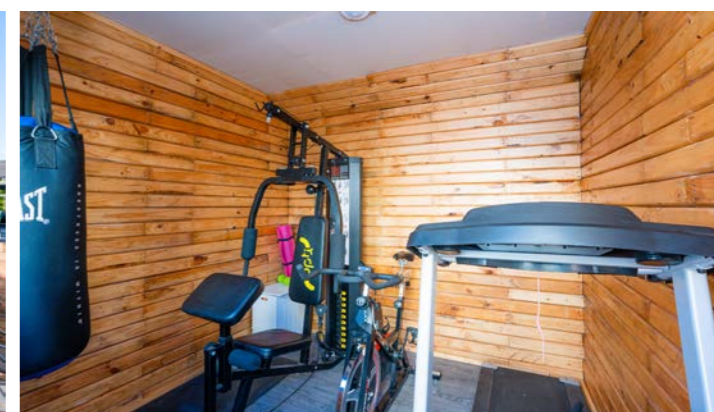
Ideally positioned this vibrant property enjoys the idyllic rural setting afforded by the surrounding local countryside, whilst is also close enough to highly regarded local amenities and independent retailers. The property enjoys good local transport and commuter links and falls within the catchment area for highly regarded primary and secondary schools, making this an ideal family home for today's modern family living requirements.

Providing private off-road parking for multiple vehicles, access is granted via the spacious front entrance porch. A recently installed and fully fitted dining kitchen provides an array of wall, base and tower shaker units, finished in an attractive dove grey design and features a comprehensive range of integrated appliances, freestanding American fridge freezer and premium white Quartz work-surfaces. An ample dining area is well-lit via a bright picture window, with stylish subway tiles and grey wood-effect flooring underfoot completing the pleasing design aesthetics. The main through lounge for this attractive property resides centrally and enjoys a neutral yet elegant décor throughout, providing stone fireplace with inset feature fire, attractive wooden flooring underfoot and separate living and dining areas. A substantial conservatory overlooks the landscaped rear gardens and enjoys an abundance of additional living space which is presently utilized as a spacious children's playroom and additional living room/snug. A fully tiled ground floor shower room enjoys a walk-in shower, WC and wash hand basin, finished in a lavish contemporary Carrara tile. The ground floor accommodation is completed with a spacious integral garage.

The first floor living accommodation enjoys four well-proportioned family bedrooms, all of which are neutrally decorated to a high level and enjoy a pleasant outlook over the surrounding area, with the master suite enjoying an abundance of integrated wardrobes and storage facilities, with an impressive fully tiled en-suite bathroom featuring his and hers vanity wash hand basins, corner shower cubicle, WC and tiled bath which lie under a distinctive oculus feature window.

Externally the rear of the property enjoys a large wrap-around block-paved patio terrace, perfect for entertaining and dining al-fresco. A useful brick outbuilding provides superb garden storage and an outside WC and divides the patio area from a beautifully landscaped turfed garden, with timber pergola, raised sleeper flower beds and a selection of feature fencing and plants and shrubs. Not overlooked this family garden is completed with a premium children's play-area, perfect for modern family living.

Extending to a generous 2,755 square foot of renovated living accommodation residing along a sought after and established road, internal inspection is highly advised to fully appreciate the scope of this attractive property and early viewing will be essential to avoid disappointment.





#### KEY FEATURES

Fully Renovated Detached Home

Four Bedrooms

Circa 2755 Square Feet

Recently Installed Dining Kitchen with Integrated Appliances

Fabulous Rear Garden with Wrap-Around Patio Terrace and Turfed Lawn

Brick Outbuilding

Private Off-Road Parking



