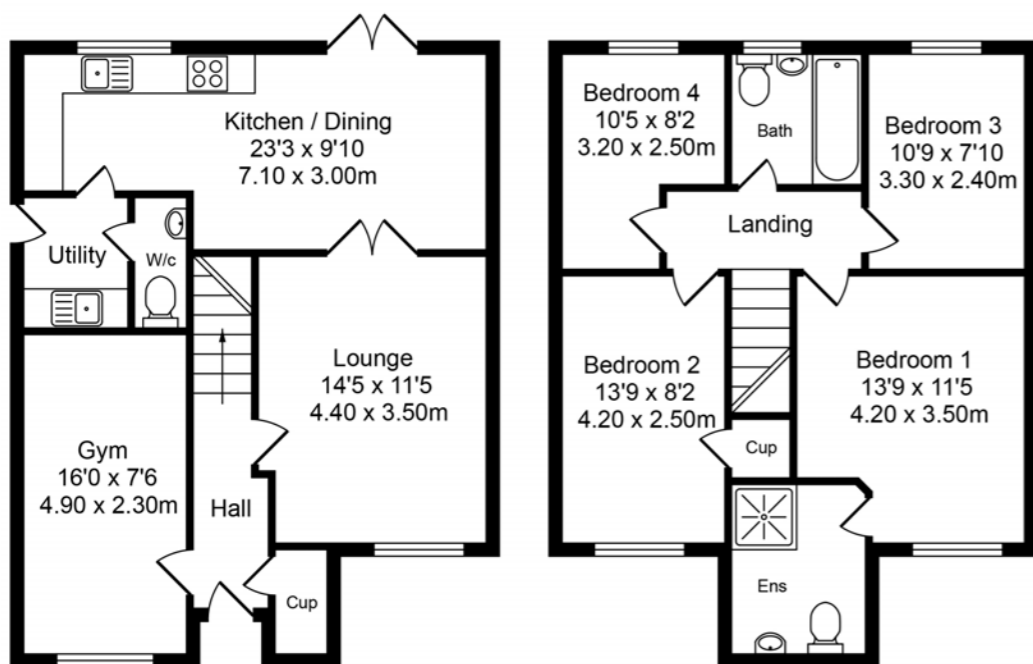




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1258 Sq.ft. (116.9 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. 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 and Phillips are delighted to offer for sale this immaculate and thoughtfully designed four-bedroom detached house that seamlessly combines elegance and functionality. This delightful home offers a spacious and well-planned layout with over 150 square feet of living space making it just perfect for every day family living.

As you step into the inviting entrance hall, you're greeted by a sense of warmth and style that flows throughout the home. The bright and airy lounge offers a serene retreat, finished with tasteful decor, quality flooring and a modern inset fireplace that creates a cosy & welcoming atmosphere. Just across the hallway to the lounge is a versatile second reception room, ideal for a playroom or home office, providing additional space for the family's needs and currently utilised as a home gym.

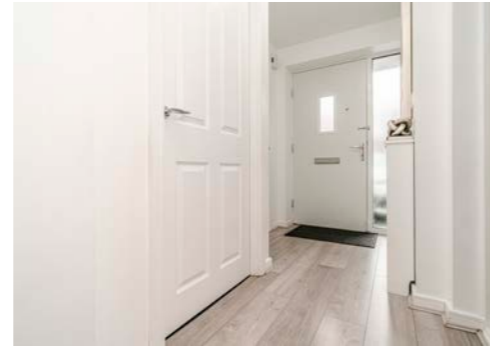
The heart of the home is the open-plan kitchen and dining area, designed for both cooking and entertaining. This beautifully appointed kitchen features premium appliances, ample cabinetry, and sophisticated finishes, making it a culinary delight. The dining area, bathed in natural light, offers a perfect setting for family meals and gatherings. A convenient utility room and a modern WC complete the ground floor, adding practicality to the home's layout.

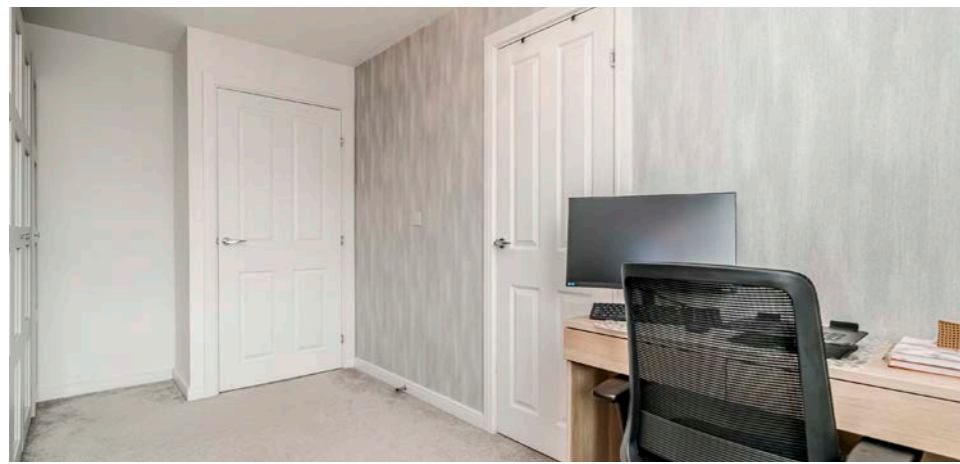
On the first floor, you will find four generously sized bedrooms, each designed with comfort in mind. The master bedroom includes a luxurious three piece en-suite shower room, providing a private oasis for relaxation. The three piece family bathroom features stylish fixtures and a contemporary design, ensuring a comfortable experience for all.

Externally, the property boasts a multi-car driveway to the front, offering ample parking for family and guests. The rear garden is a tranquil haven, featuring a well-maintained lawn and a charming patio area, perfect for outdoor dining and entertaining. The timber-fenced boundaries ensure privacy and security for your family.

Additional benefits of this exceptional home include UPVC double glazing, a gas central heating system, an installed camera system providing comprehensive security coverage, and several downlights strategically placed in the front for enhanced ambiance.

This property is situated in a highly sought-after location, making it extremely popular among discerning buyers. We highly recommend early viewing to fully appreciate the quality and charm of this beautiful family home.





KEY FEATURES

- Immaculate Detached Home
- Four Bedrooms
- Circa 1258 Square Feet
- Premium Open Plan Kitchen/
Dining Area
- Well-Maintained Rear Garden
- Driveway Parking
- Highly Sought-After Location







