

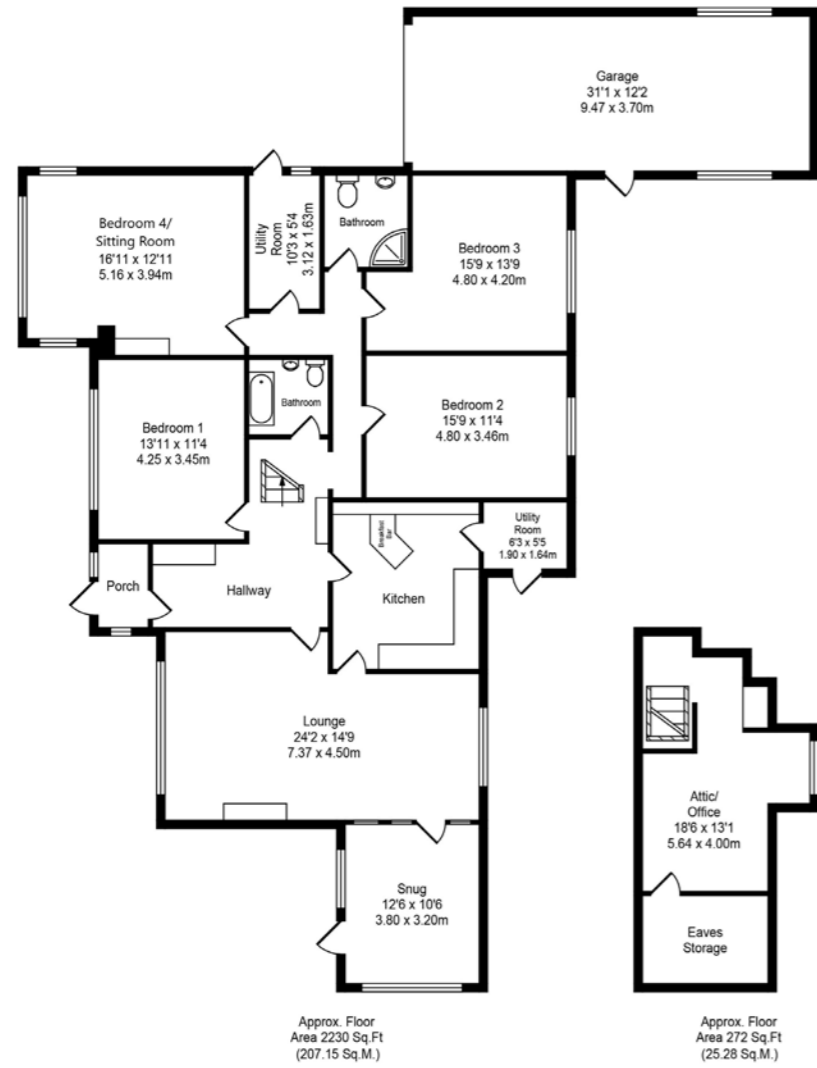


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

Total Approx. Floor Area 2501 Sq.ft. (232.43 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: F

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.





Arnold & Phillips are thrilled to present this prestigious four-bedroom detached bungalow for sale, ideally located on the semi-rural Catharines Lane in Bickerstaffe, West Lancs on the edge of Ormskirk and Aughton.

Set within a generous private plot, this impressively proportioned property offers an exceptional opportunity for those looking to create their dream home in a tranquil countryside setting. 'The Bungalow', which extends to approximately 2,501 square feet, benefits from a large driveway leading to an integrated double garage. While the property would benefit from cosmetic modernisation, it boasts abundant potential, with the possibility to reconfigure or redevelop subject to obtaining the necessary planning consent. Its prime location also ensures easy access to local schools, shops, and amenities, making it a perfect blend of rural charm and modern convenience. The area is in a highly desirable area which is known for its peaceful rural atmosphere and strong community spirit. The property enjoys an idyllic setting, surrounded by picturesque countryside, yet remains within easy reach of major transport links. The M58 and M6 motorways are just a short drive away, providing quick and convenient access to nearby towns and cities such as Ormskirk, Liverpool, and Preston. For families, the area is served by several well-regarded primary and secondary schools, while local shops, restaurants, and recreational facilities are easily accessible, making it an ideal location for a family seeking both seclusion and connectivity.

The exterior of the bungalow is both inviting and well-maintained, with the property being set back from the road and approached via a large driveway that provides ample off-road parking. The integrated double garage adds further convenience and storage options. The bungalow itself exudes a traditional charm, with a brick façade and well-tended gardens that wrap around the property, offering a stunning countryside outlook in all directions. The approach to the property is enhanced by its peaceful setting on a quaint country lane, making it an appealing and serene retreat.

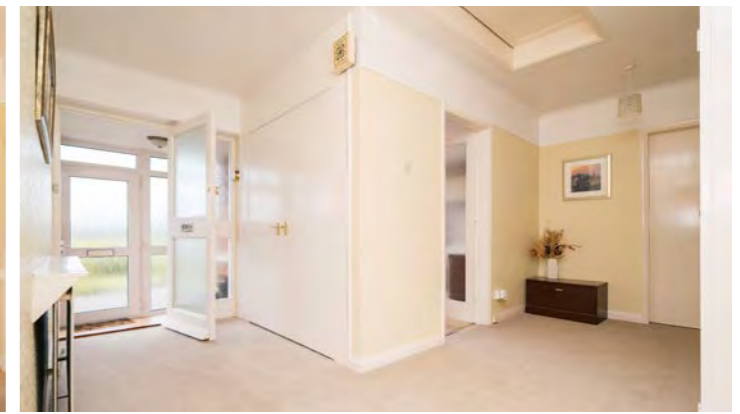
Upon entering the property, you are greeted by a spacious and versatile ground floor layout that includes two dedicated reception rooms. Both reception rooms enjoy beautiful views of the surrounding countryside, making them ideal spaces for both relaxation and entertaining. The heart of the home is the centrally located fitted kitchen, which features an array of traditional units and integrated appliances. The adjoining utility room adds practicality, offering additional storage and laundry facilities. The ground floor is further enhanced by two well-appointed family bathrooms, centrally positioned for easy access from all rooms. The bungalow offers four good-sized double bedrooms, one of which is currently used as a third reception room. The attic space has been partially converted, providing additional utility or office space, perfect for those who work from home or require extra storage. Furthermore, part of the property could be also used as a self-contained annex appealing to those with extended families. In summary, the property's flexible layout, combined with its generous proportions, makes it a highly versatile home with plenty of scope for further development.

Externally, the property is surrounded by well-tended wrap-around gardens that are predominantly laid to lawn, providing ample space for outdoor activities and enjoyment. The gardens are bordered by timber fencing, ensuring privacy, while the stunning countryside views create a peaceful and picturesque backdrop. An ample patio terrace offers an ideal setting for outdoor gatherings and alfresco dining, making it a perfect spot to enjoy the tranquil surroundings.

This property represents a unique and exciting opportunity to acquire a substantial bungalow with enormous potential, set within a sought-after semi-rural location. With its generous proportions, charming outlook, and potential for further enhancement, internal inspection is highly recommended to fully appreciate all that this compelling bungalow has to offer.







**KEY FEATURES**

- Impressive Detached Bungalow
- Four Bedrooms
- Circa 2501 Square Feet
- Fitted Kitchen
- Two Reception Rooms
- Generous Private Plot
- Well-Tended Wrap-Around Gardens
- Driveway Parking
- Integrated Double Garage
- Semi-Rural Location
- Potential for a Self-Contained Annex





