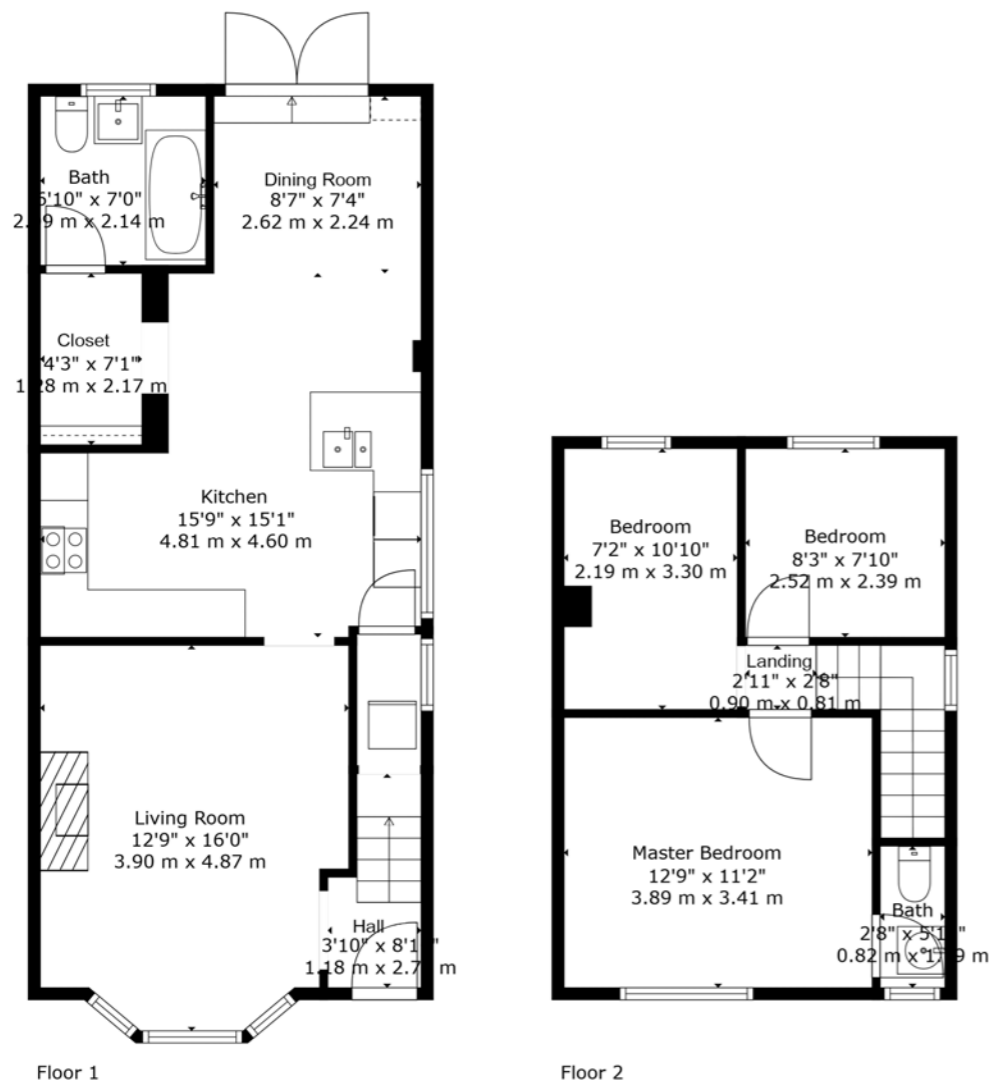




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com



**TOTAL: 948 sq. ft, 88 m2**  
 FLOOR 1: 595 sq. ft, 55 m2, FLOOR 2: 353 sq. ft, 33 m2



Tenure: We are advised by our client that the property is Leasehold (further details to be confirmed)  
 Council Tax Band: A

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.





Introducing this charming three-bedroom extended semi-detached house, a phenomenal opportunity for first-time buyers and investors alike. This family home is not only a sound investment but also a sustainable choice for the environmentally-conscious buyer.

Upon entering the ground floor, you are greeted by a spacious front living room that exudes comfort and style. Towards the rear of the property you will find a beautiful open plan kitchen and dining area catering to the needs of a modern household and providing convenience for daily living. The family bathroom and handy cloakroom round off the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, with the master offering a two-piece en-suite comprising wash had basin and wc.

In addition to the interior features, the property benefits from a driveway parking, a large lawned rear garden, with patio area providing a tranquil outdoor space ideal for relaxation and al fresco dining. Located in a sought-after location, this property enjoys close proximity to a range of local amenities, including shops, schools, and transport links, ensuring convenience and accessibility for residents. With excellent transport connections, residents can easily commute to nearby towns and cities.

In summary, this fantastic home presents a fantastic opportunity for first-time buyers looking to enter the property market or investors seeking a lucrative venture. Don't miss the chance to make this house your own and create a space that truly reflects your unique style and personality.





