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 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 2432 Sq.ft. (225.97 Sq.M.)**

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



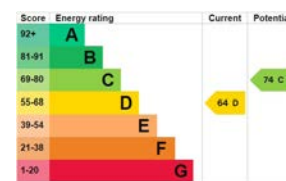
Approx. Floor Area 1324 Sq.Ft (123.00 Sq.M.)

Approx. Floor Area 1108 Sq.Ft (102.97 Sq.M.)



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 and Phillips proudly present this five-bedroom detached property for sale, a rare opportunity to acquire a home of such distinction. Spanning approximately 24,32 square feet and set on a generous 0.5-acre plot, this fantastic residence combines luxury with expansive living spaces, making it perfect for families or those seeking an elegant lifestyle. Located in a highly sought-after area, the property is just minutes away from excellent schools, local shops, and a wide range of amenities. With convenient access to everything you need, this property offers the ideal blend of comfort and convenience.

The surrounding area is known for its peaceful residential feel, offering a sense of tranquillity while still being well-connected. Excellent transport links are nearby, with easy access to dual carriageways/motorway connections and public transport.

The exterior of the property is as impressive as its interior, featuring an impressive driveway and laid to lawn front garden that give the home instant curb appeal.

As you enter the property, the spacious hallway sets the tone for the rest of the home. The ground floor offers Three reception rooms, perfect for family gatherings or formal entertaining. The large, open-plan kitchen is a chef's delight, complete with high-end integrated appliances, extensive countertops and a dining area with French doors opening to the garden. A separate utility room, cloakroom, and WC add practicality to the ground floor layout, ensuring all your daily needs are met.

The first floor boasts five generously sized bedrooms, each designed with comfort and style in mind. The master suite and fourth bedroom include a three piece en-suite bathroom, while the remaining three bedrooms are serviced by the four piece family bathroom.

The expansive garden is a true highlight of this property. Situated on a 0.5-acre plot, it offers plenty of space for outdoor living and entertaining. The landscaped lawn is perfect for family activities, while the patio area is ideal for alfresco dining.

This home presents a unique opportunity to own a spacious, stylish property in a prime location. With its impressive size, thoughtful layout, and abundance of outdoor space, it's perfect for those looking for a forever home.







**KEY FEATURES**

- Fantastic Detached Residence
- Five Bedrooms
- Circa 2432 Square Feet
- Three Reception Rooms
- Large Open Plan Dining Kitchen
- Approx. 0.5 Acre Plot
- Expansive Rear Garden
- Driveway Parking
- Highly Sought-After Location









