

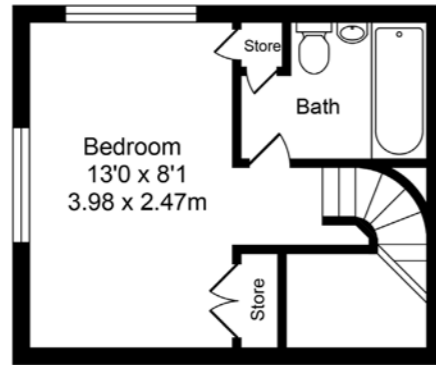


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

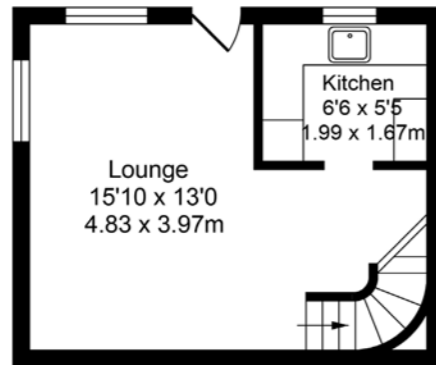
Total Approx. Floor Area 414 Sq.ft. (38.4 Sq.M.)

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



First Floor

Approx. Floor Area 207 Sq.Ft (19.2 Sq.M.)



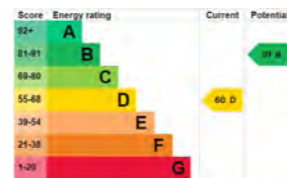
Ground Floor

Approx. Floor Area 207 Sq.Ft (19.2 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 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. 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 present this one-bedroom end-of-terrace property, perfect for first-time buyers or investors. This home is in need of renovation but offers a fantastic canvas to turn into an excellent first-time home or investment opportunity. Located within proximity to highly regarded schools, shops, town centre and transport links, this home is a fantastic find in a prime residential area.

The end-of-terrace positioning ensures extra privacy and natural light, making this home stand out from the rest. Inside, the ground floor offers a cosy yet well-proportioned living area, perfect for relaxing or entertaining. The kitchen area is separate from the living space making the most of this property's layout.

The first floor houses the spacious double bedroom, with fitted storage cupboard. The property also features a contemporary family bathroom which is ideal for a three-piece suite. Externally, the property benefits from off-road parking via a driveway to the front.

This home is a fantastic opportunity to own a well-located, easy-to-maintain property that suits a range of buyers, from those looking for their first home to investors seeking solid rental potential.





KEY FEATURES

- End-Terrace Home
- No Chain
- One Bedroom
- Circa 414 Square Feet
- Fantastic Potential
- Off-Road Parking
- Prime Location



