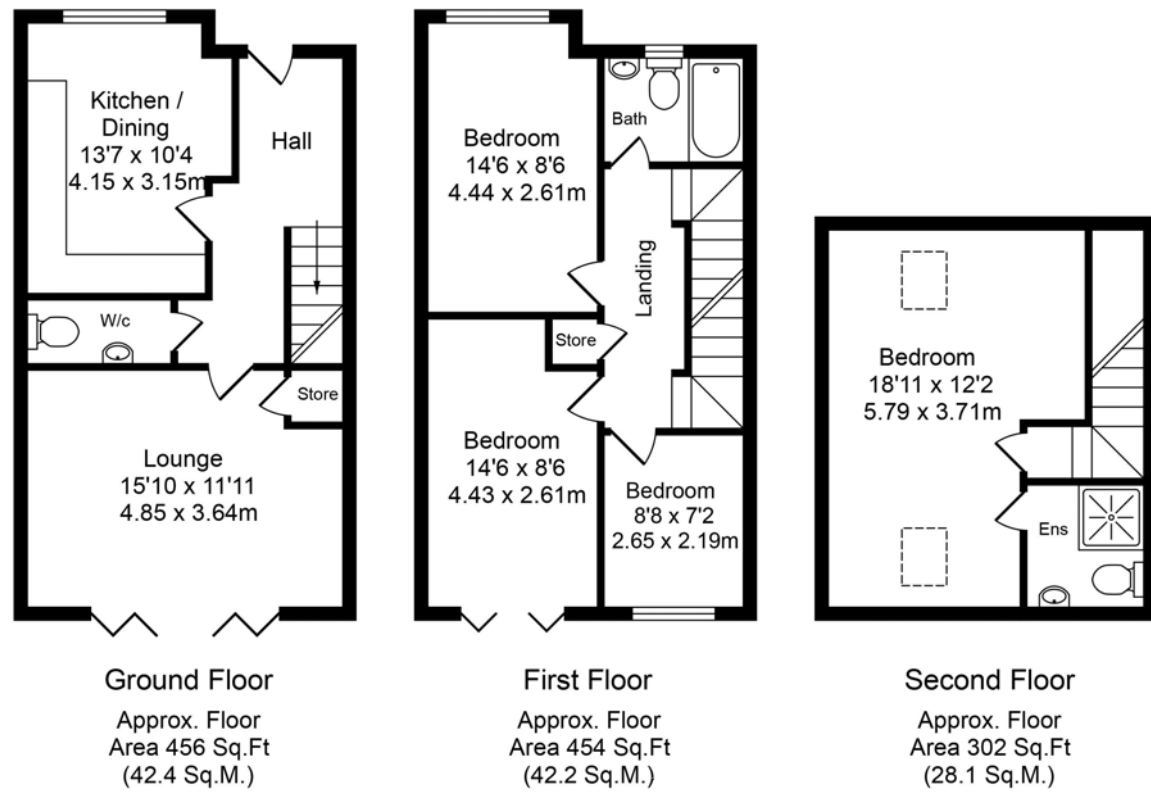




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1212 Sq.ft. (112.7 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: D

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 beautiful four-bedroom detached new-build property for sale, offering contemporary living in a sought-after area. Designed with modern lifestyles in mind, this home is finished to an exceptionally high standard throughout, offering a blend of luxury and practicality. Whether you are a growing family or a discerning investor, this property is sure to impress with its spacious layout, sleek design, and fantastic location. Situated within close proximity to excellent schools, a range of local shops, and essential amenities, everything you need is just moments away.

The local area is one of many key selling points this home has to offer, combining a peaceful environment with excellent connectivity. Benefiting from easy access to major transport links, including nearby motorway connections and public transport options, commuting to nearby towns or into the city is simple and convenient. Additionally, the area boasts several highly regarded schools, beautiful parks, and a variety of leisure facilities, making it the perfect location for families and professionals alike.

Stepping inside, the ground floor boasts a bright and airy hallway providing access to the internal rooms. The neutral living room, located at the rear of the property offers a peaceful setting for families, its size allows for multiple pieces of furniture and bi-folding doors expand the space into the rear garden. The sizeable kitchen is fitted with high-end integrated appliances, ample wall and base storage units, sleek counter tops, and space for a breakfast bar/dining table. Floor to ceiling windows at the front of the property are a unique feature to this development and really do open up the kitchen space. Finishing off the ground floor is a convenient cloakroom and WC, adding to the utility of this amazing home.

The first floor comprises of three well-proportioned bedrooms, each tastefully finished and offering plenty of storage space. Bedroom two shares the same floor to ceiling window found in the kitchen, making it a spotlight feature among the first-floor rooms. Also located on this floor is the family bathroom. The three-piece bathroom suite features a shower over bath design with square toilet and wash hand basin units. Part and full tiled walls add contrast to the white bathroom suite whilst also making it easier to clean.

The master bedroom, located on the second floor, is a real highlight of the property, featuring its own private en-suite bathroom and skylight windows that flood the space with natural light. This bedroom spans the length of the property allowing plenty of space for free standing wardrobes and other bedroom furniture. The en-suite shower room is finished just as beautifully as the family bathroom with contrasting full and part tiled walls and modern three-piece suite.

Externally to the rear, the property continues to impress with a low maintenance garden, just waiting to be landscaped with mature boarders, decking or patio areas. Rectangular in shape, the garden is easy to navigate and design to accommodate any buyer's needs.

Owning this property means enjoying the benefits of a modern, energy-efficient home in a prime location. With its stunning finish, features, and layout, this home is the perfect choice for one lucky buyer to call their forever home.

To arrange a viewing or for further information, please contact our Ormskirk branch today. We look forward to showing you all this exceptional property has to offer.

