

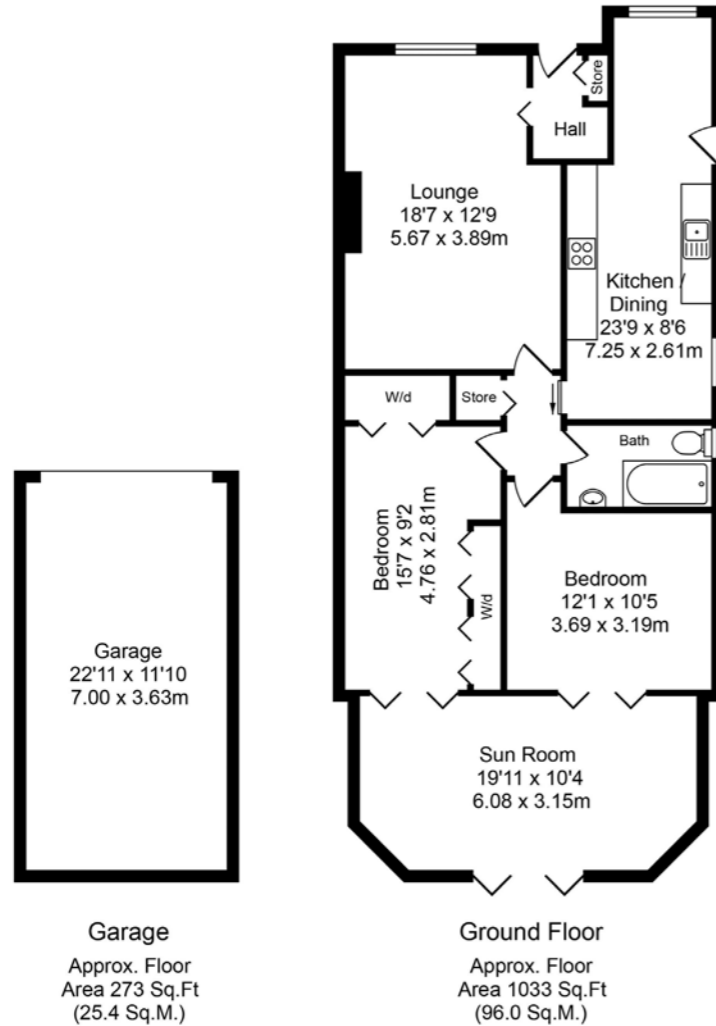


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 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1306 Sq.ft. (121.4 Sq.M.)

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



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: C

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 excited to present this fantastic two-bedroom semi-detached bungalow for sale, offering a modern, ready-to-move-into living space in a quiet/sought-after location. This charming property is perfect for those seeking comfort, convenience, and a touch of elegance. With its spacious layout, large kitchen/diner, and a delightful sunroom at the rear, this home is ideal for both entertaining and relaxation. Situated close to excellent local amenities, highly regarded schools, and convenient transport links, this property is a must-see for those looking to secure a home in this desirable area.

The exterior of the property boasts an attractive, well-maintained frontage, with a welcoming driveway providing ample parking. The front garden is landscaped, enhancing the curb appeal of this charming bungalow. The approach to the property is via a quiet, well-kept residential street, offering peace and tranquillity while still being close to local amenities.

Stepping inside, you are greeted by the generously-sized living room, perfect for relaxation and entertaining. The large kitchen/diner is truly the heart of the home, equipped with modern appliances and ample counter space for those who love to cook. The adjoining sunroom at the rear of the property provides an abundance of natural light, creating a relaxing space to unwind while enjoying views and access to the garden, allowing for a seamless transition between indoor and outdoor living.

The property offers two well-proportioned bedrooms, both designed with comfort and style in mind. The master bedroom benefits from Fitted wardrobes and storage while the second bedroom is ideal for guests. Both bedrooms have direct access to the sunroom. A spacious family bathroom completes this charming home, offering contemporary fixtures and fittings.

The rear garden is a true highlight, with a well-maintained lawn, patio area, and plenty of space for outdoor dining and entertaining.

This beautiful semi-detached bungalow offers the perfect balance of modern living and comfort, with its stylish interiors, spacious rooms, and desirable location. Whether you're looking for a forever home or an investment opportunity, this property is not to be missed. Its ready-to-move-into condition means you can simply unpack and enjoy all that this wonderful home has to offer.



