

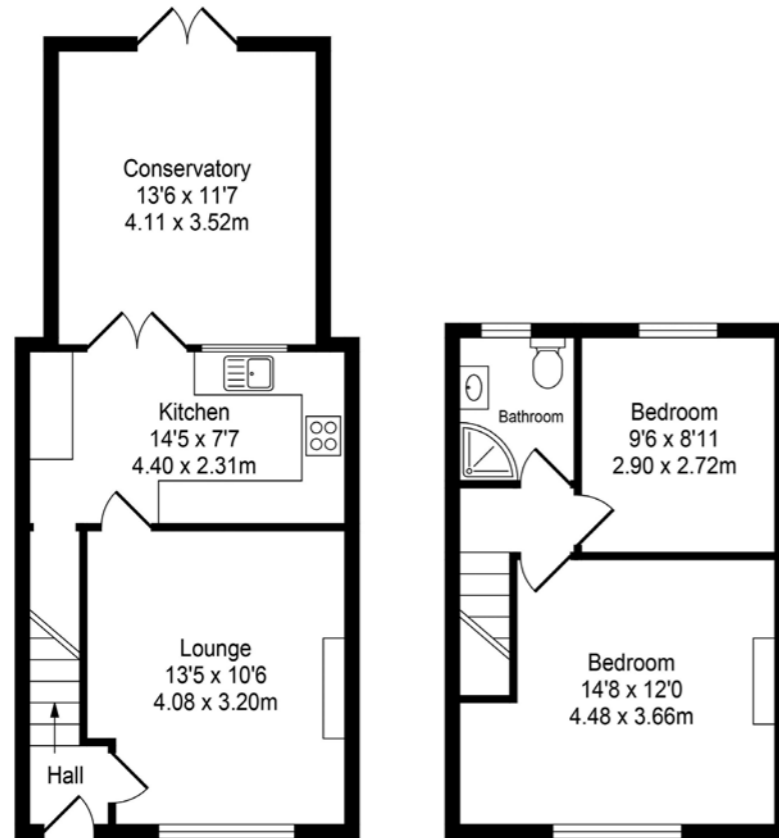


Ormskirk: 01695 570102
 Southport: 01704 778668

Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 797 Sq.ft. (74.08 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 475 Sq.Ft (44.16 Sq.M.)

Approx. Floor Area 322 Sq.Ft (29.92 Sq.M.)



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

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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 fantastic two bedroom terraced property, perfect for first-time buyers, located in a highly sought-after area. This appealing home offers a fantastic opportunity to step onto the property ladder and features a newly renovated kitchen and delightful conservatory. The property is situated in a well-established, family-friendly neighbourhood, just a short distance from reputable schools, local shops, and essential amenities. With everything conveniently located nearby, it's a fantastic choice for those looking for a blend of comfort, practicality, and style.

The local area offers a wonderful balance of suburban tranquillity and easy access to major transport links. Residents benefit from excellent bus routes and nearby train stations providing regular services to surrounding towns.

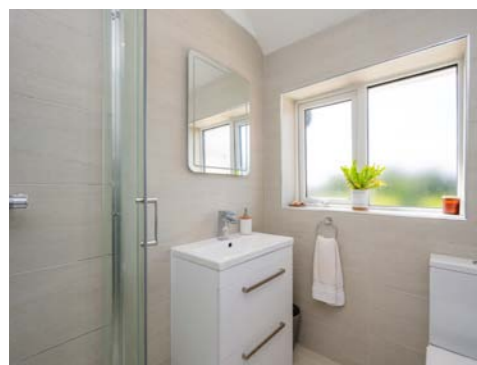
The ground floor of the property offers a spacious layout, featuring large living room, kitchen and conservatory. The newly installed kitchen is the heart of the home, fitted with contemporary units, integrated appliances, and generous counter space, ideal for those who enjoy cooking. The bright and airy conservatory is an additional feature, perfect for year-round relaxation and entertaining.

Upstairs, the property boasts two well-proportioned bedrooms, each offering plenty of natural light and space. These bedrooms are serviced by the modern three-piece bathroom suite with shower over bath, toilet, and wash hand basin.

The outside space is great with its low-maintenance garden, patio area and beautiful views - perfect for outdoor dining and entertaining, with ample room for seating.

This property offers the perfect combination of modern living and convenience, making it an ideal choice for first-time buyers or those looking to downsize. The newly renovated kitchen, spacious conservatory, and excellent location all contribute to making this a truly desirable home. Don't miss the opportunity to make this wonderful property yours.





KEY FEATURES

FANTASTIC TERRACED PROPERTY

BEAUTIFULLY PRESENTED THROUGHOUT

TWO BEDROOMS

NEWLY INSTALLED KITCHEN

CONSERVATORY

LOW MAINTENANCE REAR GARDEN

HIGHLY SOUGHT AFTER LOCATION



