

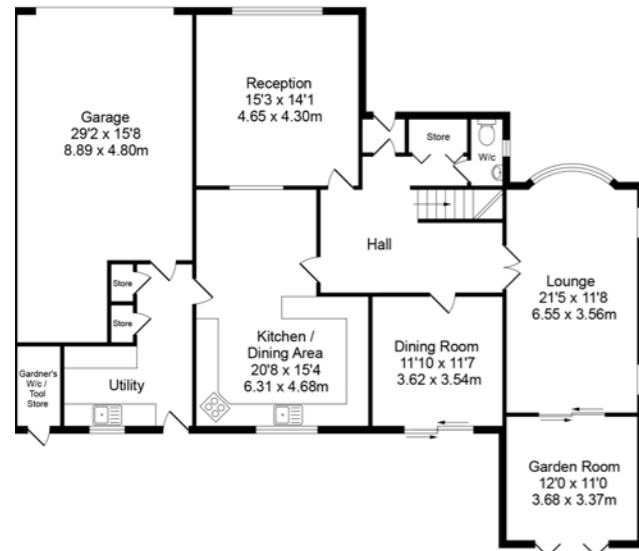


Southport: 01704 778668 Parbold: 01257 442789  
 Ormskirk: 01695 570102 Chorley: 01257 241173  
 arnoldandphillips.com

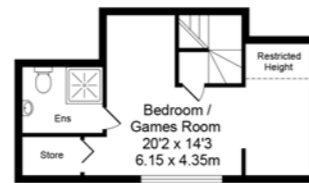
**ARNOLD & PHILLIPS**  
 ESTATE AGENTS

**Total Approx. Floor Area 3552 Sq.ft. (330.0 Sq.M.)**

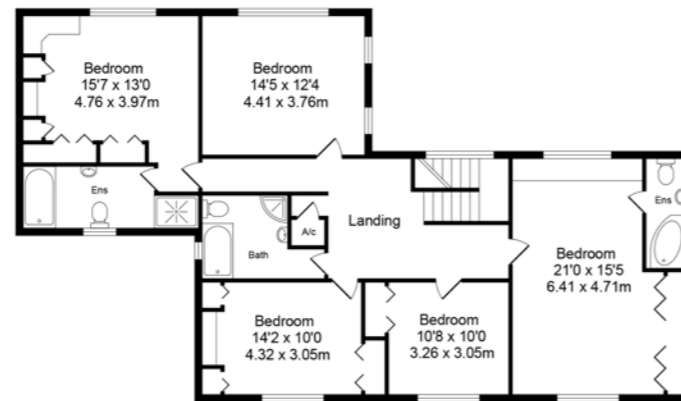
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor  
 Approx. Floor Area 1844 Sq.Ft (171.4 Sq.M.)



Second Floor  
 Approx. Floor Area 318 Sq.Ft (29.5 Sq.M.)



First Floor  
 Approx. Floor Area 1390 Sq.Ft (129.1 Sq.M.)



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

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 are delighted to present this stunning 6-bedroom detached property for sale in a highly sought-after area. This beautiful home offers an impressive balance of style and functionality, perfect for either growing families or those seeking extra space. Boasting a spacious layout throughout, four reception rooms, four luxurious bathrooms including three en-suite bathrooms, a large family bathroom/wet room and a WC. Located close to excellent schools, local shops, and a range of amenities, it is ideal for those seeking both convenience and a premium lifestyle in one of the area's finest neighbourhoods.

Upon arrival, the property captivates with its impressive exterior. The driveway offers ample off-street parking and also provides access to the large double garage, adding secure parking and storage. The manicured and landscaped front garden provides a striking entrance with its mature planting and gated access sets the tone for the elegance found throughout the home, making it truly appealing to the eye. A striking entrance with its mature planting and gated access sets the tone for the elegance found throughout the home, making it truly appealing to the eye.

The ground floor boasts a reception room, lounge, dining room, garden room and a wc, providing versatile spaces for either entertaining, relaxing, or working from home. The expansive kitchen is beautifully designed with high-quality appliances, plentiful worktops, and a bright breakfast area, perfect for informal dining. Just off the kitchen is the utility room with multiple storage cupboards, adding practicality to this home's luxurious feel.

The first-floor houses five generously sized bedrooms, each thoughtfully designed with ample storage and natural light. The master bedroom features a four piece en-suite bathroom, complete with modern fixtures, while a further en-suite and a family bathroom/wet room serve the remaining bedrooms, all finished to a high standard. The second floor provides a further bedroom/games room with en-suite facilities.

The rear garden is a true highlight of this property, with a large, landscaped garden offering plenty of room for outdoor dining, play, and relaxation. A well-maintained lawn and raised patio provide the perfect setting for entertaining, while the garden also benefits from an integral gardeners WC and tools storage room with outside access and a fantastic treehouse connected to a further platform by a 15 foot bridge. There is also a double greenhouse with power, lighting and water, along with a well established grape vine.

This home is a rare find, offering a wealth of space, high-end finishes, and an enviable location. Its combination of modern comforts and timeless elegance makes it the perfect family home. As a homeowner here, you'll enjoy a property that provides not only immediate appeal but also long-term value in a prestigious neighbourhood.

