



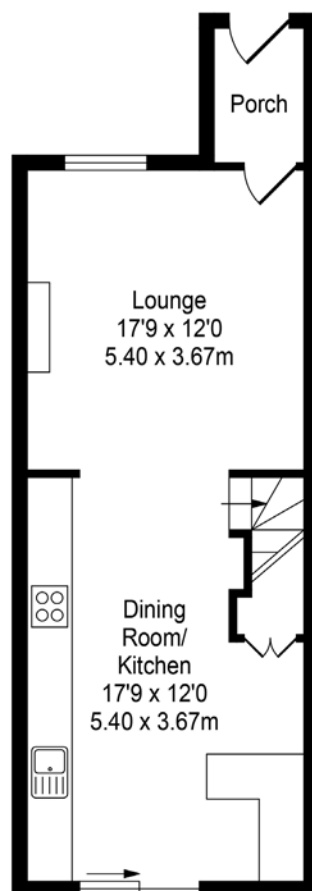
Ormskirk: 01695 570102
Southport: 01704 778668
arnoldandphillips.com

Parbold: 01257 442789
Chorley: 01257 241173

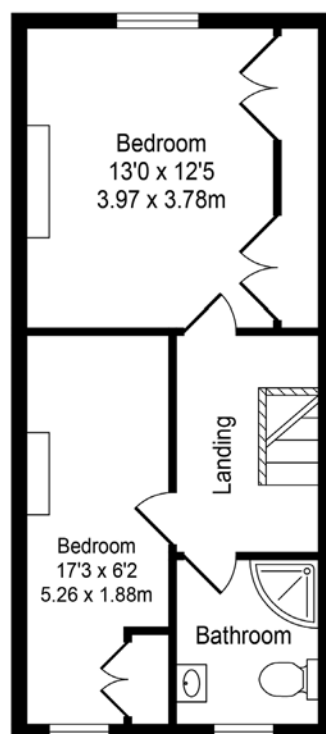
ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 793 Sq.ft. (73.70 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 403 Sq.Ft (37.43 Sq.M.)



Approx. Floor Area 390 Sq.Ft (36.27 Sq.M.)



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.



THE LUXURY PROPERTY SPECIALISTS

Ring O Bells Lane, Lathom

A&P

Arnold and Phillips are delighted to offer to the market this two-bedroom mid-terraced property for sale, perfectly positioned in a tranquil location with stunning views overlooking the canal. This charming home is ideal for those seeking a peaceful retreat, while still being close to local amenities. With an open kitchen/living area that allows for seamless living and entertaining, this property provides the perfect balance of comfort and style. Situated in an area known for its picturesque surroundings, this home is also conveniently located near excellent schools, shops, and other essential amenities, making it an appealing choice for families and professionals alike.

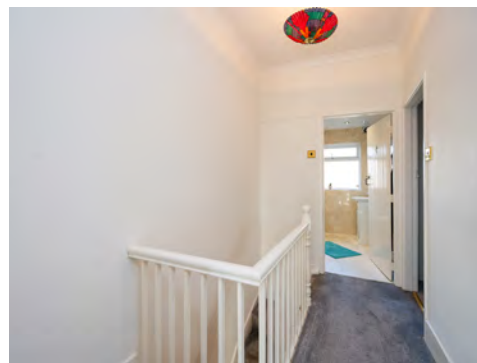
On the ground floor, the open-plan layout of the kitchen and living area creates a light and airy space, perfect for both everyday living and entertaining. The modern kitchen is fully equipped with integrated appliances, generous counter space, and ample storage, ensuring a practical yet stylish cooking area with plenty of space for a dining table. The lounge is a great size and benefits from a large window to the front, allowing for plenty of light and those beautiful views over the canal bank.

Upstairs, the property boasts two well-proportioned bedrooms. The master bedroom offers fitted wardrobes, space for a double bed and expansive views, creating a peaceful retreat at the end of the day. The second bedroom is equally spacious, ideal for use as a guest room or home office. The family bathroom, featuring contemporary fixtures and fittings, completes this floor and provides a luxurious space to unwind.

The property's outdoor space is equally impressive, with a private rear yard offering a peaceful setting for relaxation or outdoor dining. The front garden has been thoughtfully designed to be low-maintenance, allowing more time to enjoy the surrounding countryside.

Whether you are a first-time buyer, a downsizer, or someone looking for peace quiet, this home offers an exceptional lifestyle in a unique setting. With its blend of convenience, charm, and tranquility, this property truly stands out.





KEY FEATURES

Delightful Mid-Terraced Home

Two Bedrooms

Circa 793 Square Feet

Open Plan Kitchen and Living Area

Private Rear Yard

Stunning Outlook Over The Canal

Tranquil Location



