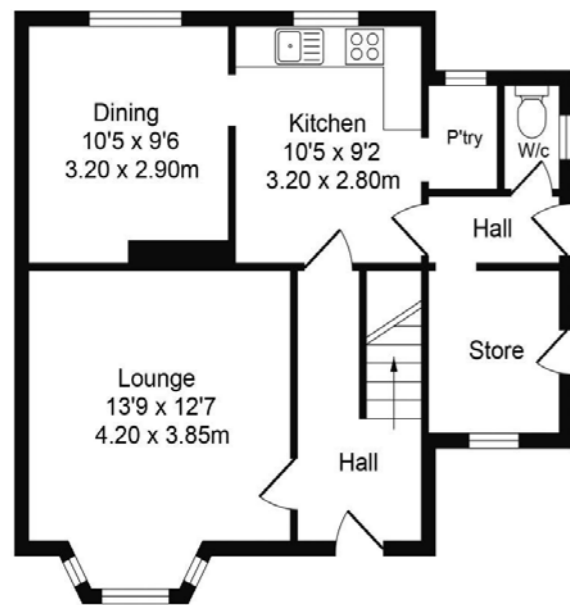




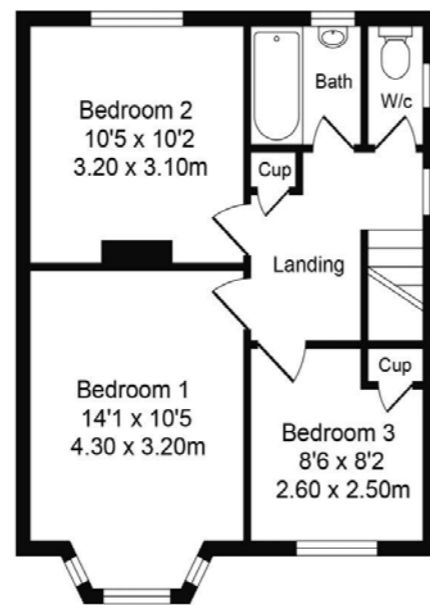
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 976 Sq.ft. (90.7 Sq.M.)

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



Ground Floor
 Approx. Floor Area 538 Sq.Ft (50.0 Sq.M.)



First Floor
 Approx. Floor Area 438 Sq.Ft (40.7 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 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 offer this three-bedroom semi-detached property, attractively situated along the ever-popular School Lane in Downholland, West Lancs. Offering an excellent opportunity for buyers looking to create their dream home, this property combines a generous plot, well-proportioned rooms, and a desirable location within a charming rural setting.

Set back from the road, the home is approached via a private driveway that offers convenient off-road parking, alongside a well-tended front garden that adds a welcoming touch to the property. As you step inside, the ground floor reveals a practical and versatile layout that is ready to be transformed to suit your personal taste and requirements.

To the front, the living room provides a cosy and inviting space, with a layout that could easily accommodate both relaxation and entertaining. The adjoining dining room to the rear creates a natural flow between the reception areas, making it ideal for family gatherings or more formal occasions. Beyond the dining room lies a fitted kitchen, offering a range of storage options and an integrated dining area. While the kitchen may benefit from modernisation, its size and positioning provide an excellent foundation for a contemporary upgrade, allowing it to become the hub of the home. A downstairs WC and an integrated storeroom complete the ground floor, adding practicality and convenience.

The first-floor features three well-proportioned bedrooms, two of which are doubles. Each room offers a bright and functional space, with the potential for customisation to suit your needs. The main bathroom serves the upstairs accommodation, providing enough room to modernise into a sleek and stylish family bathroom. The layout of the first floor lends itself well to future reconfiguration, should additional space or en-suite facilities be desired.

The rear garden is a standout feature of this property, offering a substantial outdoor space that is both private and established. The central lawn is bordered by mature trees, plants, and shrubs, creating a tranquil setting that can be enjoyed throughout the year. Whether you're envisioning a landscaped retreat, a children's play area, or a space for hosting outdoor gatherings, the possibilities here are endless. The large plot size also presents scope for extending the property (subject to the necessary planning permissions), making this an ideal choice for buyers with long-term ambitions.

Downholland is a sought-after village known for its picturesque surroundings and excellent local amenities. The property is within easy reach of local schools, making it a practical choice for families. For those who enjoy the outdoors, the Leeds and Liverpool Canal runs nearby, offering scenic walks and cycling routes. Despite its rural charm, Downholland is well-connected, with convenient transport links to Ormskirk, Southport, and the motorway network, ensuring straightforward commutes to Liverpool, Preston, and beyond.

While this property will require a full programme of modernisation, its generous proportions, large plot, and idyllic location make it an exciting opportunity to craft a home tailored to your own needs and tastes. With potential in abundance, viewing is highly recommended to appreciate the scope and possibilities of this semi-detached gem. Don't miss out on the chance to make School Lane your new address.





KEY FEATURES

- Traditional Semi Detached Property
- Large Plot
- Three Bedrooms
- Circa 976 Square Feet
- Two Reception Rooms
- Good Sized Rear Garden
- Driveway Parking
- Popular Location





THE LUXURY PROPERTY SPECIALISTS

School Lane, Downholland

A&P