

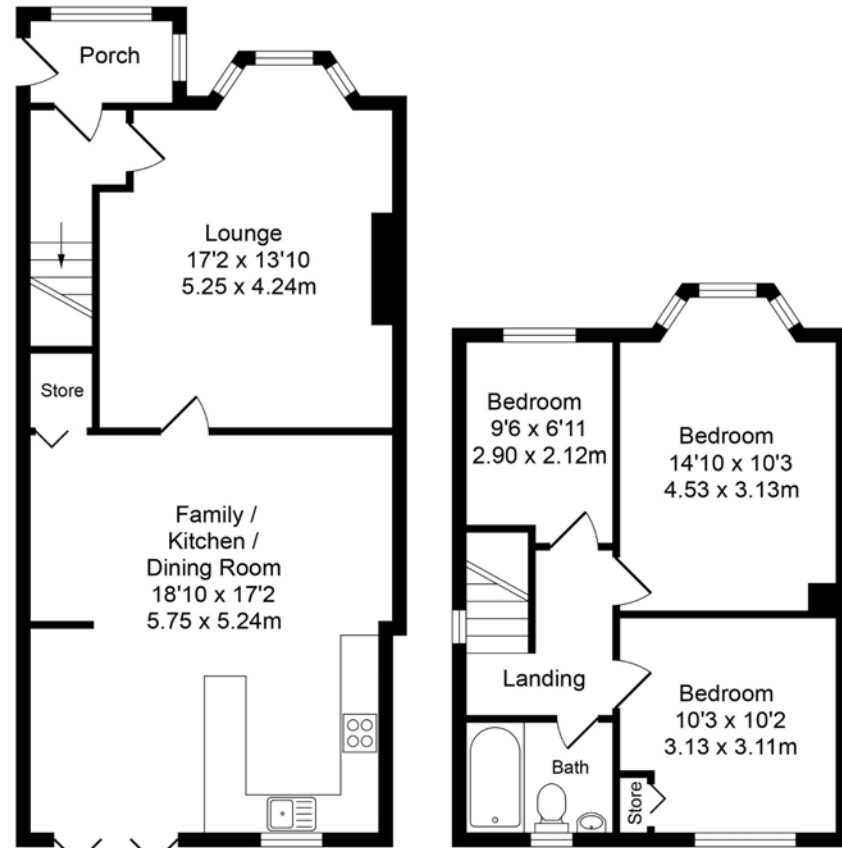


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1041 Sq.ft. (96.7 Sq.M.)

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



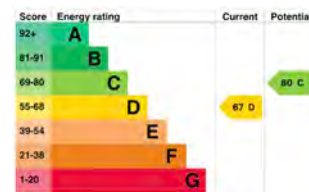
Ground Floor
 Approx. Floor Area 622 Sq.Ft (57.8 Sq.M.)

First Floor
 Approx. Floor Area 419 Sq.Ft (38.9 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.



Arnold and Phillips are proud to present this fantastic three-bedroom semi-detached home, a beautifully modernised residence that seamlessly combines contemporary elements with practical everyday living. Perfect for families and professionals alike, it features a spacious and stylish open-plan kitchen/diner, ideal for daily living and entertaining guests.

Nestled in a peaceful cul-de-sac, the exterior of the home is both attractive and inviting, showcasing a well-maintained front garden and a private driveway that provides ample parking space.

Recently renovated throughout, the residence features brand-new carpets and flooring, a beautiful new bathroom suite, and an incredible kitchen. Upon entering, the ground floor stands as a testament to modern design, highlighted by a spacious open-plan kitchen and dining area that forms the heart of the home. The kitchen boasts abundant wall and base storage units, fitted appliances, and a stainless-steel sink, all complemented by an inviting space perfect for a dining table and sitting area.

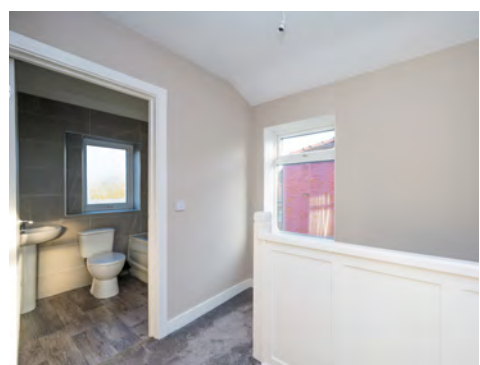
Upstairs, you'll find three well-proportioned bedrooms, each offering a peaceful retreat filled with natural light. The master bedroom is particularly spacious, accommodating multiple pieces of furniture, while the remaining bedrooms are ideal for children, guests, or even a home office. A modern family bathroom serves all bedrooms, featuring contemporary fixtures and fittings that offer both style and functionality.

To the rear, a fantastic garden space primarily laid to lawn with patio areas provides an excellent setting for children to play and for entertaining guests. The kitchen extension has been re-rendered, lending a clean and attractive look to the rear of the home.

Situated in a highly convenient area, this dwelling benefits from its proximity to excellent schools, a variety of shops, and essential amenities, all within easy reach, making everyday living both convenient and enjoyable. The local community is known for its welcoming atmosphere, further enhancing its desirability. Residents enjoy easy access to schools, shops, and transport links, ensuring great convenience for work or leisure.

This turn-key residence allows a fortunate buyer to move in and immediately enjoy high-end luxury at an affordable price. Viewings are highly recommended.





KEY FEATURES

- Fantastic Semi-Detached Home
- Three Bedrooms
- Circa 1041 Square Feet
- Recently Renovated Throughout
- Spacious Open Plan Kitchen & Dining Area
- Excellent Rear Garden
- Driveway Parking



