

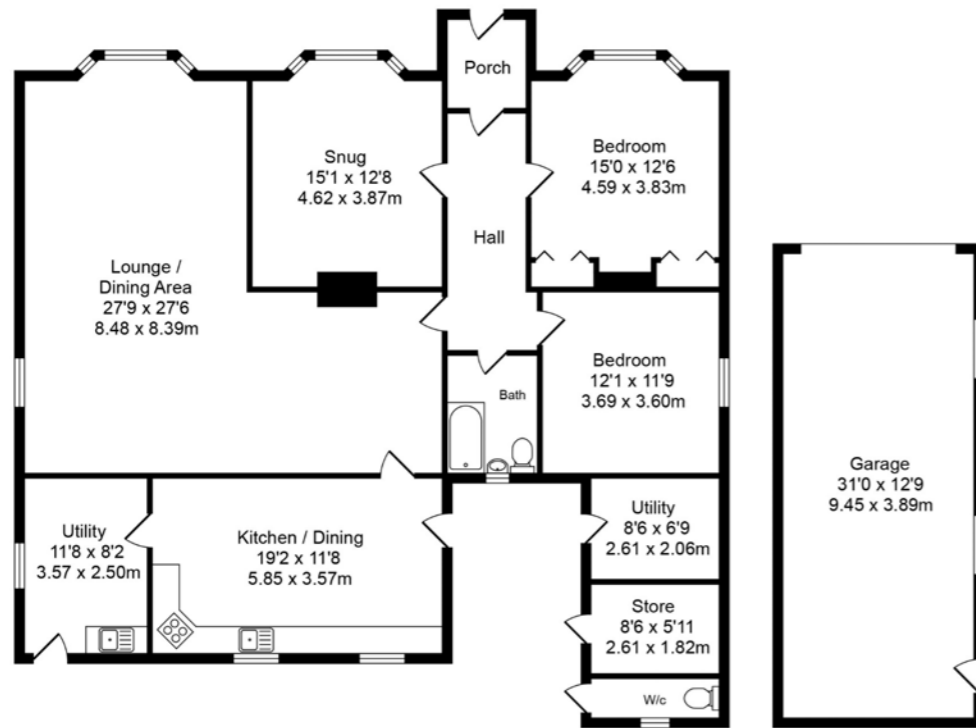


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 2135 Sq.ft. (198.4 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 1739 Sq.Ft (161.6 Sq.M.)

Garage
 Approx. Floor Area 396 Sq.Ft (36.8 Sq.M.)



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

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.



Nestled in the picturesque countryside of Lathom, close to the historic Blythe Hall and just a short drive from the vibrant market town of Ormskirk, this charming detached true bungalow offers an enviable lifestyle of privacy and tranquillity. Set within an expansive 2-acre plot, the property boasts over 2100 square feet of well-laid-out accommodation, making it the perfect sanctuary for those seeking space both indoors and outdoors, as well as huge potential for development into a much larger home (subject to the necessary planning consents).

Upon entering, you are welcomed by a porch leading into a bright and airy hallway. The heart of the home is a generous 'L' shaped lounge and dining area, a fabulous space with plenty of natural light and beautiful parquet flooring, perfect for entertaining guests or enjoying cosy evenings with family. Adjacent to this is a snug, providing an ideal retreat for relaxation or reading. The dining kitchen features ample storage and workspace, with an integrated oven and hob, and plenty of room for a dining table. There is also a convenient utility room that enhances the functionality of the home.

The bungalow also offers two well-proportioned bedrooms, each providing a peaceful haven for rest, complemented by a three-piece bathroom in classic white, comprising a low-level WC, pedestal wash hand basin, and a panelled bath with shower over.

Externally, the property is surrounded by large gardens to the front, side, and rear, offering a wealth of outdoor space for gardening, leisure activities, or simply enjoying the verdant backdrop. The extensive driveway parking ensures ample space for multiple vehicles, while the impressive 31ft garage provides additional storage or workshop possibilities. Further enhancing the property's appeal are the brick-built storage sheds and a convenient garden WC, ideal for outdoor gatherings.

This delightful bungalow encapsulates the essence of countryside living while being conveniently located near local amenities, making it a rare find in today's market. With its substantial grounds and versatile accommodation, the potential for future development is significant. Don't miss the opportunity to make this idyllic retreat your forever home.





KEY FEATURES

- Charming Detached True Bungalow
- Set Within a 2-Acre Plot
- Two Bedrooms
- Circa 2135 Square Feet
- Beautiful Lounge & Dining Area
- Fitted Kitchen
- Large Gardens to the Front, Side & Rear
- Extensive Driveway & Ample Parking
- 31ft Garage
- Picturesque Countryside Location







