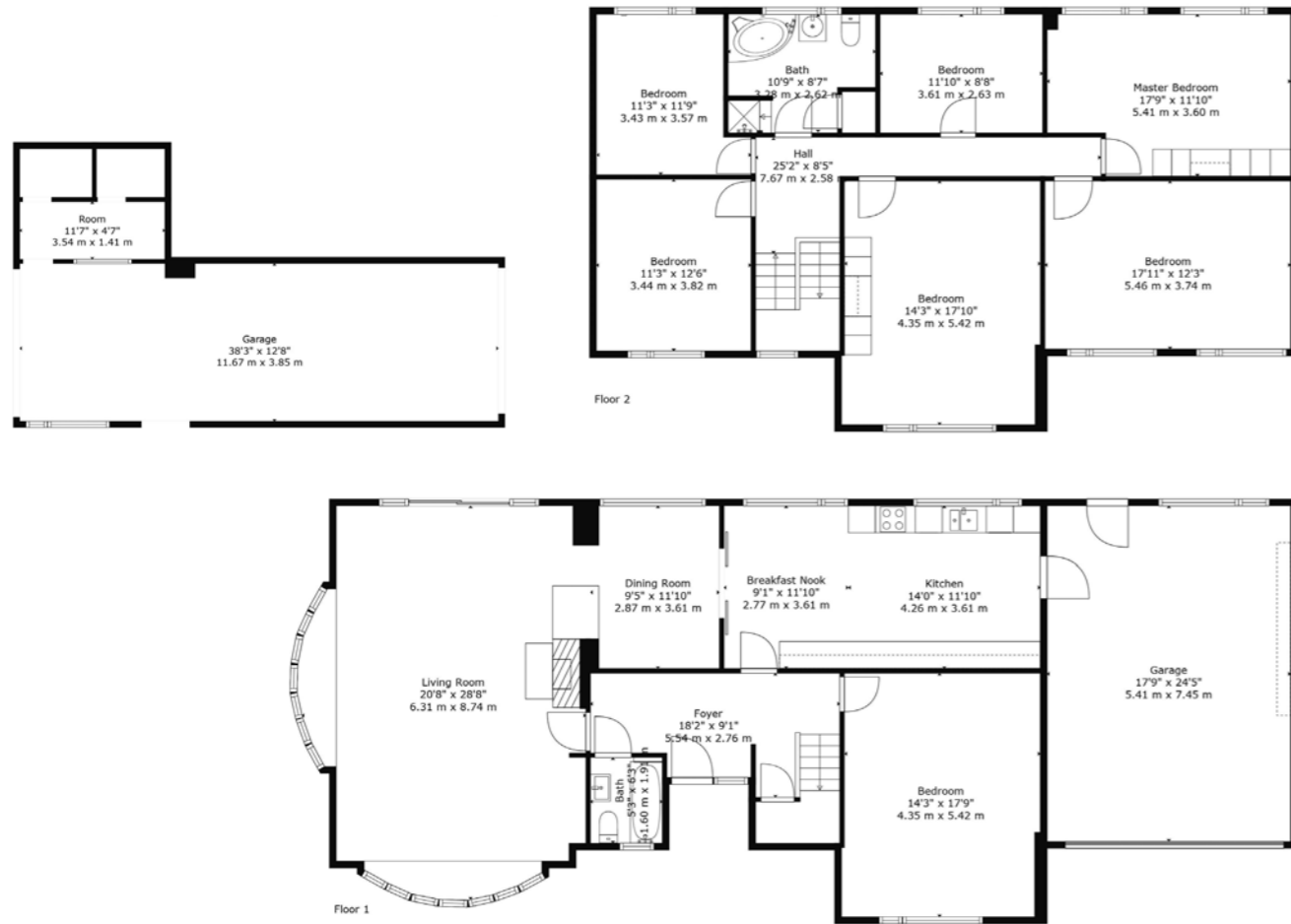




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

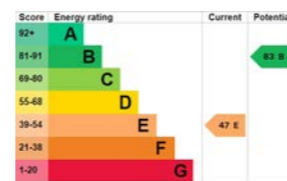


TOTAL: 3724 sq. ft, 346 m2
 FLOOR 1: 1384 sq. ft, 129 m2, FLOOR 2: 1319 sq. ft, 123 m2
 GARAGE: 434 sq. ft, 40 m2
 External building: 49 sq. ft, 4 m2, ROOM: 54 sq. ft, 5 m2, GARAGE: 484 sq. ft, 45 m2
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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. 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 along the coveted Blythe Lane in Lathom, West Lancs, Arnold & Phillips are delighted to bring to market 'Paul's View' - a six-bedroom detached property, offering generous proportions in a sought-after semi-rural setting.

Ideally positioned close to a range of amenities, excellent transport links, and reputable schools, it caters perfectly to families and professionals alike. Occupying a large, private plot, the property is approached via private iron gates and a sweeping driveway, providing ample off-road parking for multiple vehicles. While brimming with potential, the house requires comprehensive cosmetic modernisation and is sold as an exciting renovation project for those looking to create the perfect home in the perfect setting.

The ground floor features a spacious reception foyer, three sizable reception rooms, a large integrated double garage, a downstairs bathroom, and an expansive open-plan dining kitchen equipped with various units, integrated appliances, and a generous dining area.

Upstairs, the first floor comprises six double bedrooms, each offering pleasant views of the surrounding area, and a well-sized family bathroom with a bath, shower, WC, and wash hand basin. All bedrooms are bathed in an abundance of natural light.

Externally, the property is set within a substantial plot, boasting an extensive feature pond and multiple detached garages and outbuildings, formerly used as pigeon lofts and garden storage, providing abundant development potential. The outdoor space is complemented by turfed lawns, a variety of established trees, plants, and shrubs, and ample patio terracing, making it perfect for outdoor living.

With appropriate planning consents the scope for further development is clear. Benefiting from generous square footage, gas central heating, and a superb location, internal inspection of this unique property is highly recommended to fully appreciate the true scope of potential available within.





KEY FEATURES

Detached Property

Six Bedrooms

Circa 3724 Square Feet

Three Spacious Reception Rooms

Expansive Open Plan Dining Kitchen

Substantial Private Plot

Feature Pond

Multiple Detached Outbuildings

Sweeping Driveway

Sought-After Semi-Rural Location







