

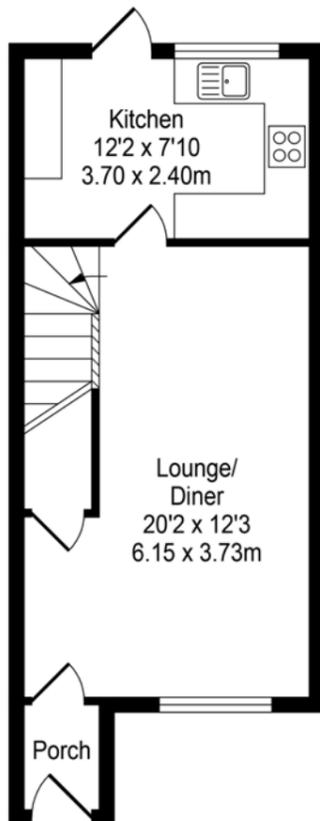


Ormskirk: 01695 570102
 Southport: 01704 778668
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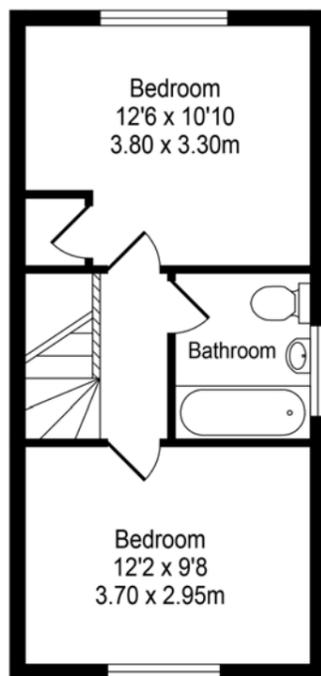
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 715 Sq.ft. (66.40 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 367 Sq.Ft (34.10 Sq.M.)



Approx. Floor Area 348 Sq.Ft (32.30 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 thrilled to present this charming two-bedroom end-of-terrace property, nestled in a sought-after residential area. With its immaculate presentation and move-in-ready condition, this home is perfectly suited for small families, first-time buyers, or those looking to downsize to a manageable yet stylish space. The property's appeal lies not only in its thoughtful design but also in its location, offering a harmonious balance of comfort, convenience, and community.

The home's exterior is smart and inviting, with a well-maintained façade that reflects the care lavished upon this property. The end-of-terrace position brings added privacy and a greater sense of space, ideal for those seeking a more tranquil setting. As you step through the front door, you'll be greeted by a warm and welcoming atmosphere, with neutral tones and quality finishes that create a clean and contemporary aesthetic throughout.

The ground floor has been designed with practicality and ease of living in mind. The main living room is well-proportioned, offering ample space for comfortable seating arrangements and entertainment needs. Its layout provides the flexibility to arrange the room to suit your style, whether that's a cosy family hub or a sleek modern lounge. Moving further into the home, the fitted kitchen provides ample counter space and integrated appliances that make meal preparation a pleasure.

Upstairs, this property boasts two generously sized bedrooms, each serving as a peaceful sanctuary to unwind and recharge after a long day. The main bedroom is spacious enough to comfortably accommodate a double bed along with additional furnishings, offering ample room to relax and make the space your own. It also showcases a unobstructed scenic view, providing a serene backdrop free from the interference of surrounding properties. This tranquil outlook enhances the overall sense of calm, creating a perfect environment for rest and relaxation.

The second bedroom is equally versatile, perfectly suited for use as a child's room, guest room, or even a home office for those who work remotely. The upstairs layout is completed by a sleek, modern bathroom fitted with high-quality fixtures and a tasteful design that is as functional as it is visually appealing.

Outside, the rear garden provides a private outdoor space to relax or entertain. Thoughtfully designed and easy to maintain, offering the perfect spot for outdoor dining, gardening or simply enjoying the fresh air. The end-of-terrace position enhances the sense of seclusion and gives the garden a spacious feel.

Situated in a fantastic residential area, this home benefits from excellent local amenities. Families will appreciate the proximity to well-regarded schools, while nearby parks and green spaces offer plenty of opportunities for outdoor recreation. Local shops and supermarkets are just a short distance away, making daily errands a breeze. For commuters, convenient transport links connect the area to larger towns and cities, ensuring an easy journey to work or leisure activities.

This property is a wonderful opportunity to own a beautifully presented home in a thriving community. Its turnkey condition means you can move straight in and begin enjoying all it has to offer, without the need for immediate renovation or updates. Whether you're taking your first step onto the property ladder, seeking a comfortable family home, or downsizing to something more manageable, this house is a fantastic choice.

This property offers even greater value by being sold with a range of included items, making it a truly move-in-ready home. It comes fully equipped with carpets, curtains, and all essential fittings, so you won't need to worry about any immediate additions or updates. Additionally, several thoughtful extra features are included to enhance your living experience, such as convenient loft ladders for easy access to storage space, and a practical outdoor shed that provides ample room for tools, equipment, or additional storage needs.

These valuable extras are all included in the asking price, ensuring you get more than just a home, but a well-equipped and functional space to suit your lifestyle. The seamless combination of comfort, convenience, and practicality makes this property an excellent choice, offering everything you need and more.





KEY FEATURES

- Charming End Terrace Home
- Two Bedrooms
- Circa 715 Square Feet
- Fitted Kitchen
- Thoughtfully Designed Rear Garden
- Fantastic Location



