



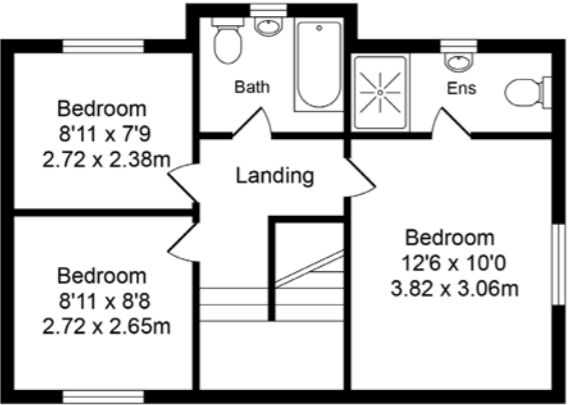
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ARNOLD & PHILLIPS
ESTATE AGENTS

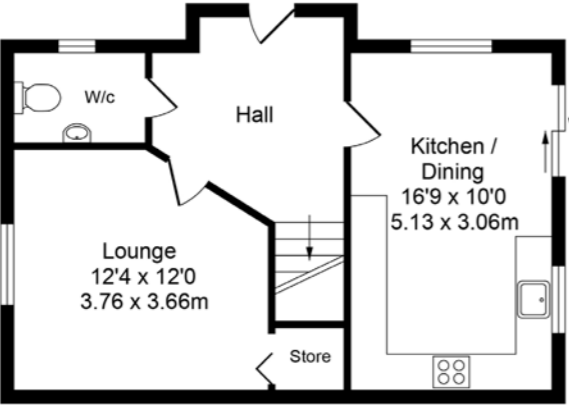
Total Approx. Floor Area 930 Sq.ft. (86.4 Sq.M.)

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



First Floor

Approx. Floor Area 465 Sq.Ft (43.2 Sq.M.)



Ground Floor

Approx. Floor Area 465 Sq.Ft (43.2 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.



THE LUXURY PROPERTY SPECIALISTS

Bearwood Road, Kirkby

A&P

Arnold and Phillips are delighted to present this charming three-bedroom semi-detached home, a perfect opportunity for families and first-time buyers seeking a balance of comfort, style, and practicality. Set in a friendly neighbourhood, this property offers a warm welcome from the moment you arrive, with a thoughtful layout designed to meet the needs of modern living.

Approaching the property, you're greeted by a neat and well-maintained frontage, complete with a private driveway providing off-road parking for multiple vehicles and a low-maintenance garden that adds an inviting touch. The home's exterior hints at the care and attention that continue within, offering a pleasing combination of traditional design and contemporary updates.

Stepping inside, the entryway introduces a sense of light and space that flows throughout the property. The ground floor is centred around a spacious and versatile lounge, which serves as the perfect spot for relaxing with family or entertaining friends. A large window frames the view to the front, ensuring the room feels bright yet cosy, with ample wall space for accommodating a variety of furniture layouts.

Moving through to the rear, the kitchen and dining area form the heart of the home. The kitchen has been designed with practicality in mind, featuring sleek cabinets, durable countertops and integrated appliances that make meal preparation a breeze. Adjoining the kitchen is a dining area with room for a full-sized table, ideal for family meals or casual gatherings. French doors lead directly to the rear garden, making it easy to extend your living space outdoors during the warmer months.

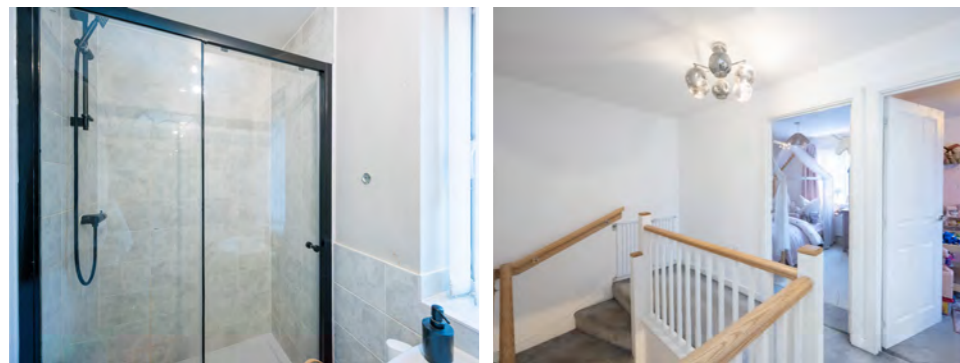
Upstairs, the property boasts three well-proportioned bedrooms, each offering its own unique appeal. The main bedroom is particularly spacious, providing a relaxing retreat with enough room for a king-size bed and additional storage. The master bedroom offer a large three piece ensuite with separate shower, toilet, and wash hand basin. The second bedroom is equally inviting, ideal as a guest room or a comfortable space for children. The third bedroom is perfectly suited as a nursery, home office, or hobby room, ensuring the property adapts seamlessly to your needs. The family bathroom is stylishly finished with modern tiling and a shower-over-bath, offering convenience and comfort for busy mornings or evening wind-downs.

The rear garden is a true highlight, providing a private and manageable outdoor space that is perfect for a variety of uses. Whether you're hosting summer barbecues, watching children play, or simply enjoying a quiet moment with a book, this garden offers the ideal setting. A mix of lawn and patio areas ensures a balance of functionality and ease of maintenance, with enough space for adding personal touches such as planters or outdoor seating.

Situated in a popular residential area, the property benefits from excellent local amenities. Families will appreciate the proximity to well-regarded schools, while nearby parks and green spaces offer plenty of options for outdoor activities. For those who enjoy shopping or dining out, the town centre is just a short drive away, offering a range of shops, cafes, and restaurants. Commuters will be pleased with the convenient transport links, including access to nearby motorways and public transport routes, making travel to nearby towns and cities straightforward.

This home has been carefully maintained and is ready for its next chapter. Whether you're looking to put down roots with your family or take your first step on the property ladder, this property offers an excellent opportunity to do so in a welcoming and well-connected location. We would be delighted to show you around this lovely home - get in touch today to arrange a viewing and see how this property could be the perfect fit for you.





KEY FEATURES

Charming Semi-Detached Home

Three Bedrooms

Circa 930 Square Feet

Modern Dining Kitchen

Private & Manageable Rear Garden

Driveway Parking

Popular Residential Location



