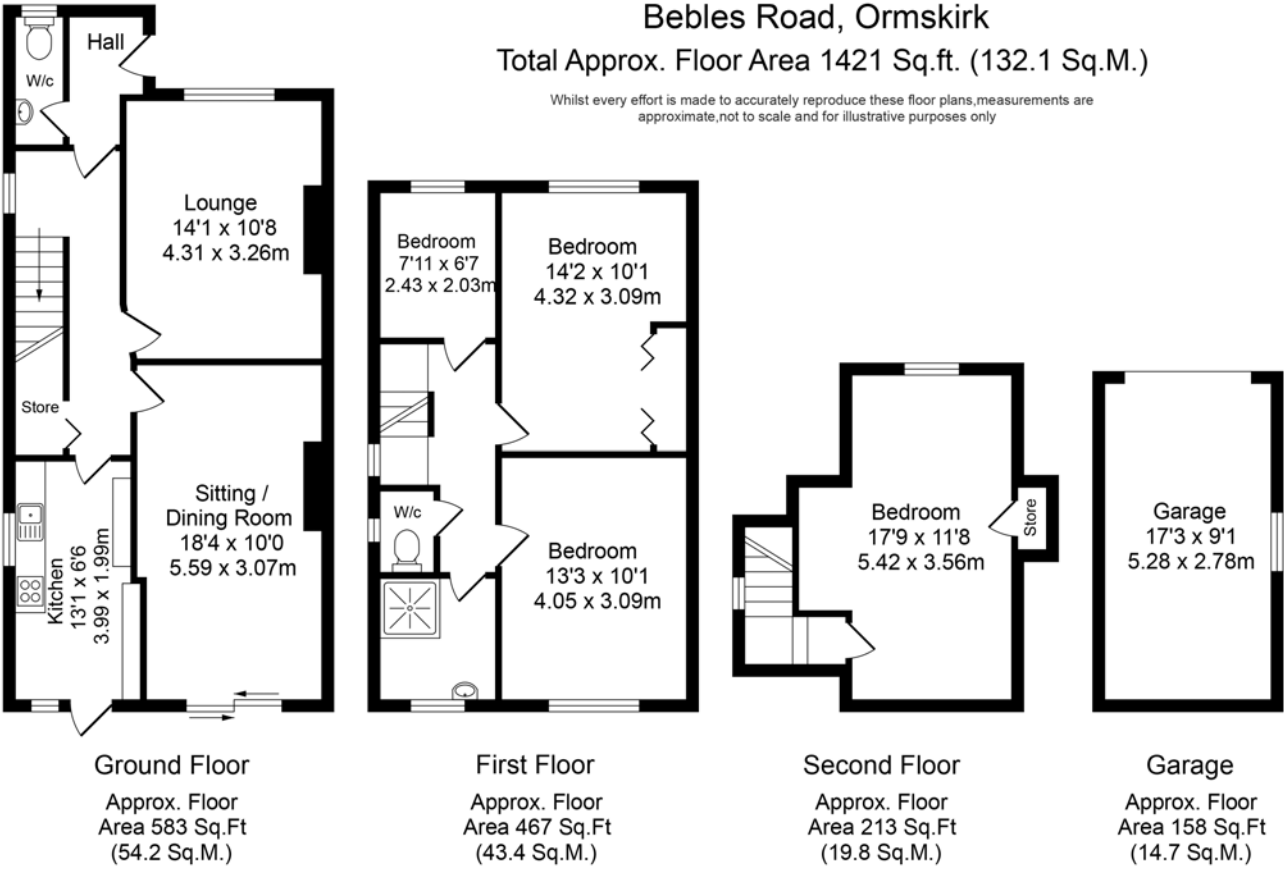


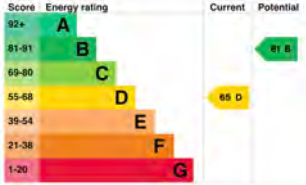


Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com



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

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Arnold and Phillips are delighted to present this well-positioned four-bedroom semi-detached home, offering an excellent opportunity for buyers looking for a property with both character and potential. Situated in a sought-after location, this home provides a fantastic foundation for a growing family, with flexible living spaces and easy access to essential amenities.

Set back from the road, the property benefits from a well-maintained frontage, with a neatly kept garden area and off-road parking, ensuring convenience from the outset. A welcoming entrance hall sets the tone for the rest of the home, offering a spacious and well-proportioned layout that balances practical living with the opportunity for further modernisation.

The ground floor is designed with family living in mind. A generously sized front lounge offers a comfortable space to relax, featuring a large window that enhances the room's sense of openness. This space flows naturally through to a separate dining area, which provides a versatile setting for both everyday meals and entertaining guests. Adjacent to the dining space, the kitchen is well-appointed, offering ample storage and workspace. With direct access to the rear garden, both the kitchen and dining space ensure ease of access for busy households.

Upstairs, the property continues to impress with four well-sized bedrooms, catering to the needs of a modern family. The main bedroom provides a spacious retreat, while the additional bedrooms offer flexibility, whether as children's rooms, guest spaces, or even a home office. The second floor is set as one of the bedrooms currently but could also make a great master bedroom suite, office or storage space. A family bathroom completes this level, providing essential facilities with the scope to be modernised to individual taste.

The rear garden is a real asset, offering an outdoor space that is both practical and appealing. A mixture of lawn and patio areas allows for a balance of play, relaxation, and socialising, making it a great extension of the home during the warmer months. Whether used as a space for children to enjoy, for hosting barbecues, or simply for unwinding after a long day, the garden enhances the lifestyle potential of the property.

Location is always key, and this home delivers on convenience. Well-regarded schools are within easy reach, making it a strong choice for families. Nearby transport links ensure simple commuting options, whether travelling by road or public transport. Local shops, supermarkets, and eateries add to the area's appeal, while green spaces and leisure facilities provide a balance of urban convenience and outdoor enjoyment.

