



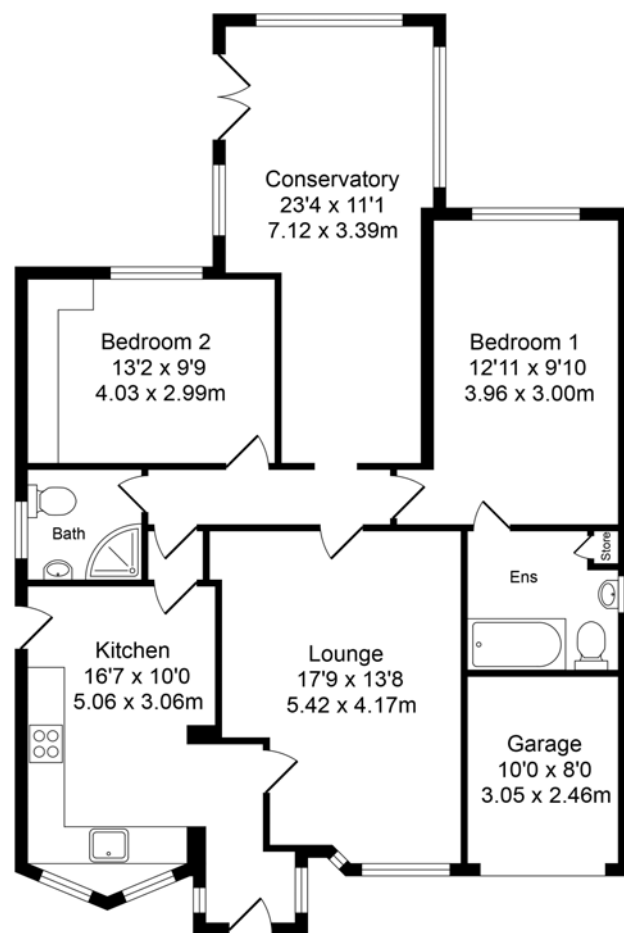
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ARNOLD & PHILLIPS
ESTATE AGENTS

Lakeside Gardens Total Approx. Floor Area 1187 Sq.ft. (110.3 Sq.M.)

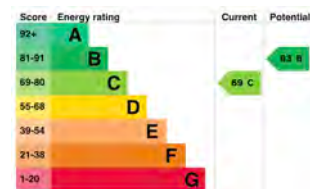
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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

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

Lakeside Gardens, Rainford

A&P

Arnold and Phillips are delighted to offer this beautifully presented two-bedroom detached true bungalow, nestled in the highly sought-after Lakeside Gardens in Rainford. Set within a generous private plot, this home offers an enviable blend of modern design and practical living, providing the ideal space for those seeking a comfortable, low-maintenance home with a sense of privacy and tranquillity. Recently renovated to a high standard, it is ready to move into and offers plenty of potential for any buyer looking to enjoy contemporary living in a peaceful setting.

Approaching the property, you are welcomed by a private driveway that offers ample off-road parking for multiple vehicles. The front of the bungalow is equally inviting, with well-maintained gardens that enhance its curb appeal. The attached garage adds further convenience, providing additional storage or potential space for a workshop, and the surroundings immediately suggest a comfortable, easy-going lifestyle.

Inside, the property is finished to a high standard, with a fresh, modern decor that flows seamlessly from room to room. The large living room is a standout feature of the home, offering a spacious, airy feel with generous proportions that make it perfect for both relaxing and entertaining. Whether you're unwinding after a busy day or hosting family and friends, this room provides a versatile space that adapts easily to your needs. Its neutral colour scheme sets the tone for the rest of the home, allowing the space to be easily personalised.

At the heart of the home is a fully fitted, modern dining kitchen, designed to offer both style and function. The kitchen is equipped with an excellent range of integrated appliances, wall, base, and tower units that provide ample storage space, and sleek, contrasting surfaces that add a contemporary touch. There's plenty of room for a dining table, making it an ideal spot for family meals or informal gatherings. The modern design of the kitchen makes cooking a pleasure, with everything you need right at your fingertips. Centrally located within the property is the family bathroom, which is finished with modern tiled walls and provides a corner shower, WC, and wash hand basin. The design is both functional and stylish, offering a clean, fresh space where you can refresh and unwind.

The bungalow boasts two spacious double bedrooms, both of which are decorated to a high standard. The master bedroom is particularly impressive, featuring an en-suite bathroom that adds an extra touch of luxury to the space. The integrated wardrobes provide ample storage, helping to keep everything organised, while the calming, neutral tones offer a relaxing atmosphere perfect for rest and relaxation.

The property is further complemented by a lovely garden room conservatory to the rear. This additional space offers plenty of light and provides a peaceful spot to enjoy views over the garden. Whether you use it as a reading nook, a home office, or simply a place to sit and enjoy the outdoors from the comfort of indoors, this room adds to the versatility and appeal of the home.

Externally, the rear garden has recently been professionally landscaped to create a beautiful outdoor space. The centrally turfed lawn is bordered by multiple premium Indian stone patio terracing, offering an ideal space for outdoor gatherings. Whether you're hosting a barbecue or simply enjoying a quiet evening in the garden, the private nature of this space ensures you can do so in peace, as the property is not directly overlooked. The well-designed garden provides a perfect balance of low-maintenance areas and space for relaxation, making it an ideal outdoor retreat.

With around 1,200 square feet of living accommodation, this home provides generous space without feeling overly large. The premium 'Amtico' flooring, gas central heating, and double glazing throughout further enhance the property, ensuring that it is both comfortable and energy-efficient.

Lakeside Gardens in Rainford is a fantastic location, offering a quiet and desirable environment that is still close to all the essential amenities. The local area is known for its peaceful, semi-rural setting while providing easy access to transport links, including the M58 motorway for commuters. There are good local schools, shops, and leisure facilities within reach, making it a great place for families and individuals alike. Rainford village itself offers a range of amenities, while the larger towns of St Helens and Ormskirk are just a short drive away, offering further retail, dining, and recreational options. This bungalow represents a fantastic opportunity for anyone seeking a modern, well-maintained property in a sought-after location. The recent renovations, thoughtful design, and private garden space make this home a must-see. Internal inspection is highly recommended to fully appreciate all that is on offer here.



