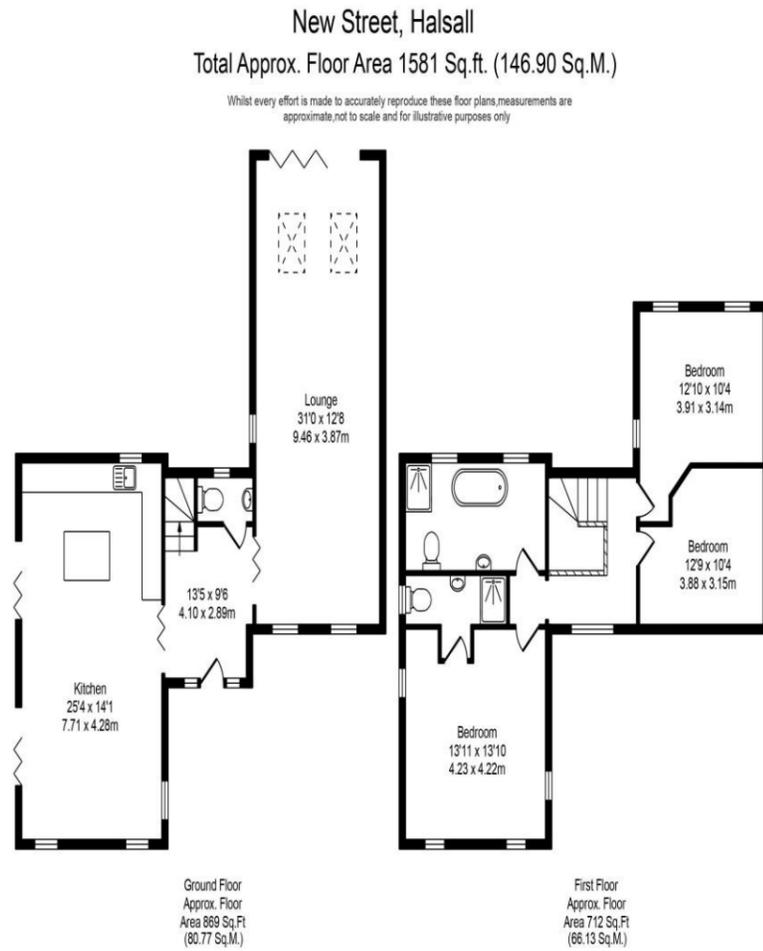


New Street, Halsall

New Street, Halsall



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
85	92
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	
Address: New Street	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
85	91
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales	
EU Directive 2002/91/EC	



01695 570102

enquiries@arnoldandphillips.com

arnoldandphillips.com

Asking Price £365,000

arnoldandphillips.com

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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.

A rare and exciting opportunity has arisen to purchase a brand-new build residence within the highly desirable village of Halsall. The property provides an outstanding home with contemporary living space and around 1600 square feet of accommodation. The development by a renowned local developer is very special indeed which will no doubt be admired for many years to come. The site was historically occupied by an engineering company and from what was once designed for function rather than aesthetics, three beautiful executive properties have now been created, comprising of this stunning new home a fabulous barn conversion and a further new build residence. Whilst the property obviously affords many modern elements the style and design will blend seamlessly into the street scene and showcase the sites original character and rustic charm giving a delightful nod to its industrial heritage.

Accommodation highlights include, reception hallway, a large open plan family dining kitchen and living area, a second reception room with a living area and further space to dine and on the first floor, three double bedrooms a three-piece en-suite and a four piece family bathroom. Outside there are gardens to the front, side and rear with ample driveway parking.

Located in salubrious surroundings, with this picturesque village being renowned for its picturesque scenery, nestled at the heart of the West Lancashire countryside, as well as its blend of prestige homes and peaceful setting, yet within easy reach of a broad range of amenities and attractions within the popular Victorian seaside town of Southport, as well as within the historic market town of Ormskirk, with its eclectic array of boutique shops, bars and eateries, as well as excellent transport links via rail and road for those wishing to travel further afield, ensuring major commercial centres such as Manchester and Liverpool are within a reasonable commute.





