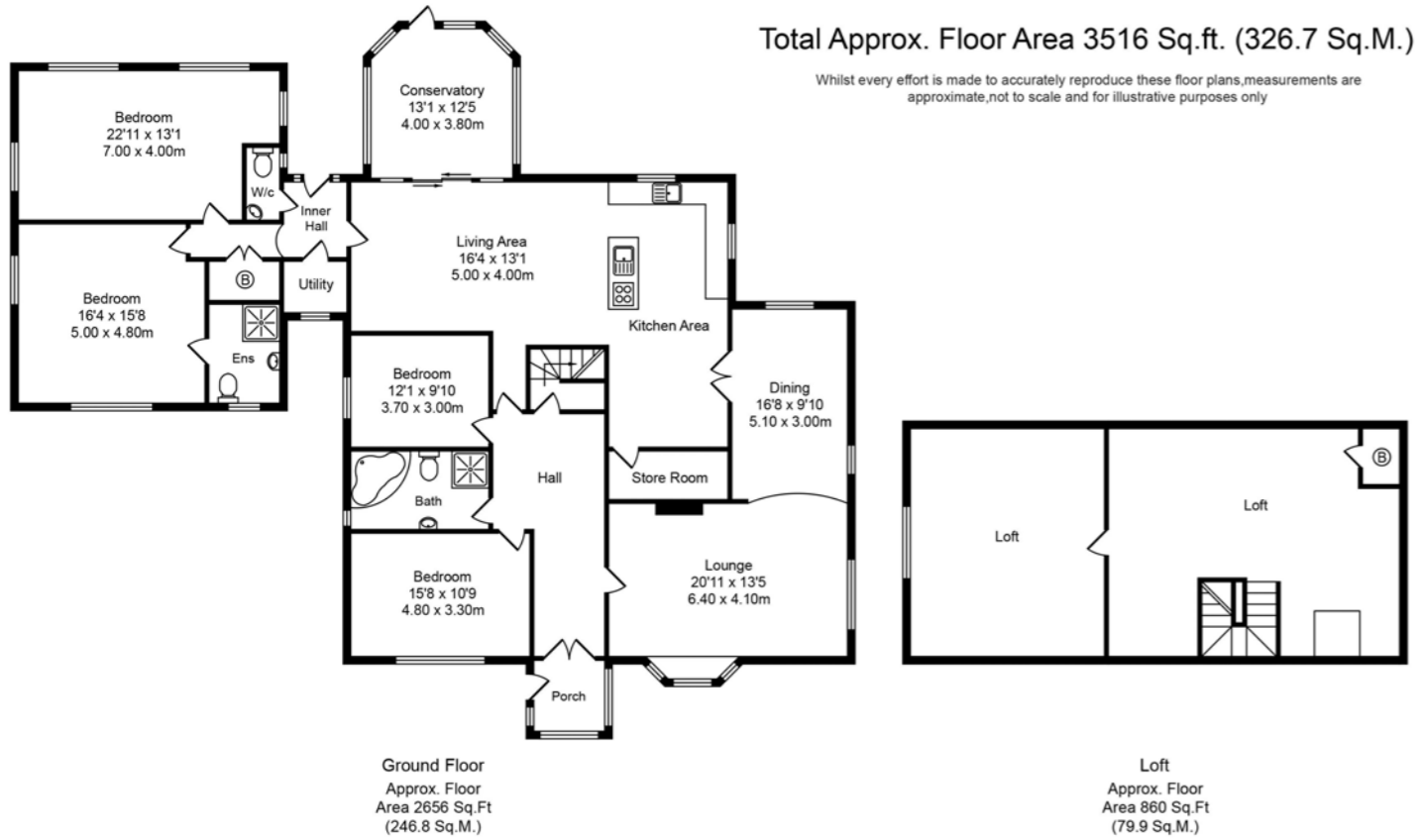




Ormskirk: 01695 570102    Chorley: 01257 241173  
 Southport: 01704 778668    arnoldandphillips.com



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

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](http://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.



An internal inspection of this detached true bungalow is essential to appreciate the size of the accommodation on offer, which includes two reception rooms, a large open plan kitchen/diner and four double bedrooms. The property not only offers sizeable living spaces, but also rests on a delightful plot extending to around an acre of gardens providing an excellent degree of privacy and seclusion, being located in a lovely semi-rural position in Lathom an area renowned for its picturesque countryside. The property is far from remote, with the bustling towns of Ormskirk and Burscough only a short drive away, with their abundance of shops and amenities, and ease of access to transport links also being a key point of note.

The generously proportioned accommodation extends to 2656 square feet, with accommodation briefly comprising reception hallway, lounge, dining room, open plan kitchen/dining and living area, a conservatory, storeroom and a utility. The homes private spaces include four delightful bedrooms, an en-suite, a family bathroom and a separate wc. Two of the bedrooms are situated in a separate annex of the house and can be accessed via an inner hallway offering excellent potential for co-dependent living space. The property also has the added bonus of a huge loft space with an additional 860 square feet of potential living space, there is already a staircase to this level making a conversion that bit easier.

Externally the magnificent gardens surround the home and extend to around an acre to include, private woodland and swathes of well-kept lawns with mature planted borders, a plethora of seating areas, extensive parking, a large detached double garage, a greenhouse and the added bonus of a detached workshop which offers superb potential for use for a variety of purposes. Available with the benefit of no onward chain, we would highly recommend an internal inspection.





#### KEY FEATURES

DETACHED TRUE BUNGALOW

SET ON A DELIGHTFUL PLOT  
EXTENDING TO CIRCA 1 ACRE

CIRCA 2656 SQ FT

FOUR DOUBLE BEDROOMS

TWO RECEPTION ROOMS

OPEN PLAN KITCHEN/DINER

LARGE DETACHED DOUBLE  
GARAGE & DETACHED WORKSHOP

NO ONWARD CHAIN









THE LUXURY PROPERTY SPECIALISTS

Plough Lane, Lathom

A&P