

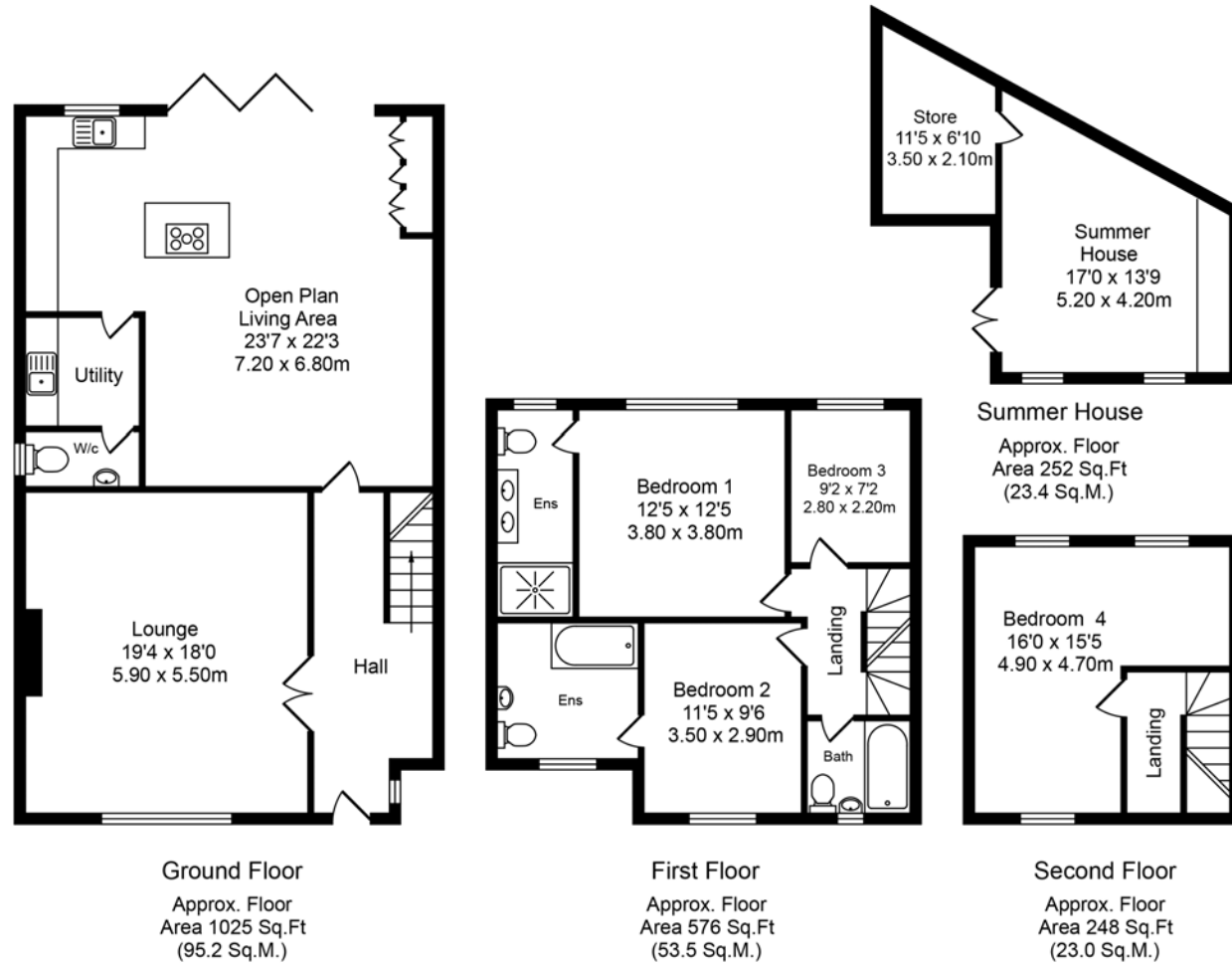


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 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 2101 Sq.ft. (195.1 Sq.M.)

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



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

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.

This considerably extended semi-detached home offers an impressive 2100 square feet of sublime living space arranged over three inviting levels. From the moment you step inside, you will be captivated by the beautiful presentation and meticulously chosen fixtures and fittings, creating a truly luxurious atmosphere.

Guests are greeted by a welcoming reception hallway which flows through to an expansive 350 square foot lounge, featuring contemporary recessed lighting and a modern inset fire that ensures a cosy and inviting space to relax and unwind.

The heart of the home is undoubtedly the stunning open plan family living, dining, and kitchen area which is truly remarkable and just perfect for grand entertaining with bi-fold doors that open to the gardens. The stylish fitted kitchen boasts high-quality cabinetry, a centre island, breakfast bar and top-of-the-line integrated Siemens appliances including two ovens, a microwave oven, coffee machine and induction hob, there is also a dishwasher, fridge and freezer. The space also encompasses a dining area, perfect for hosting family gatherings or dinner parties. For added convenience, this home offers a utility room, ideal for laundry and additional storage, as well as a handy downstairs cloakroom/wc.

Spanning across two further levels, the property boasts four generously sized bedrooms, offering ample space for a growing family or guests. Two of the bedrooms come complete with two beautiful en-suite bathrooms, and a three-piece family bathroom, all finished in classic white with pristine tiling and sanitary wear, adding a touch of luxury and practicality.

Externally, this property benefits from ample driveway parking to the front and an enclosed rear garden with patio areas and artificial grass for ease of maintenance - a pleasant outdoor space for relaxation, entertaining or children's play. Also to the rear of the property is a brick-built home office, gym or bar room, with plumbing, fitted cabinetry and wine fridges, a wonderfully flexible space that also takes full advantage of the private plot and sunny Southerly aspects.

Located in a desirable area, this semi-detached home offers not only luxurious living but also convenience with nearby amenities such as shops, schools, and transport links. In summary, this skilfully extended semi-detached home with over 2100 square feet of sublime living space is a true gem. The attention to detail, high-quality fixtures and fittings, tasteful decor, and spacious layout make this property an impeccable choice for those seeking a stylish and comfortable home. Other benefits include gas central heating, underfloor heating and double glazing.





KEY FEATURES

Extended Semi-Detached Home

Four Bedrooms

Circa 2101 Square Feet

Stunning Open Plan Family Living, Dining & Kitchen Area

Enclosed Rear Garden

Brick-Built Summerhouse

Ample Driveway Parking



