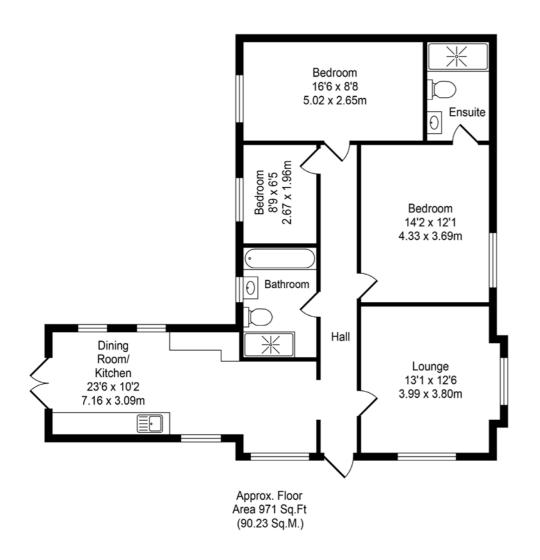
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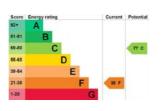
## Total Approx. Floor Area 971 Sq.ft. (90.23 Sq.M.)

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

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.









A rnold & Phillips are pleased to bring to market an opportunity to acquire this fully renovated three-bedroom detached true bungalow, nestled within its own private plot in the semi-rural Gravel in Mere Brow, West Lancs.

This modern property offers the perfect blend of countryside tranquillity and contemporary living. Ideally positioned within walking distance of the village centre, the property benefits from a host of local amenities and excellent transport links.

A syou enter via the large, stoned driveway, you'll immediately appreciate the contemporary rendered façade, signalling the quality of the renovation recently undertaken. Off-road parking for multiple vehicles adds to the practicality of this home.

Inside, three well-proportioned bedrooms await, each tastefully decorated and offering pleasant views of the surrounding area. The main bedroom boasts lavish tiled en-suite bathroom facilities, adding a touch of luxury to everyday living. The main family bathroom, centrally located, features a separate bath, WC, vanity wash hand basin, and walk-in double shower, all elegantly designed with modern tiles.

The spacious main living room, with its feature fireplace and dual aspect bay windows, is bathed in natural light, creating a welcoming atmosphere. The extended kitchen is a chef's dream, with high-quality units, integrated appliances, and stylish contrasting work surfaces and ample dining area. French-style patio doors and dual aspect windows flood the dining area with light, making it the perfect spot for family meals or entertaining guests.

Outside, the rear garden wraps around the property, offering multiple areas of interest and spacious patio terracing ideal for outdoor gatherings. Not overlooked, a plethora of established trees, plants and shrubs complement this idyllic outside space.

With an electric boiler system, double glazing, and spanning nearly 1,000 square feet, this bungalow offers both comfort and style. Don't miss the chance to make this beautifully renovated property your own – schedule your viewing today and experience the epitome of modern country living.























## KEY FEATURES

Fully Renovated Detached
True Bungalow

Three Bedrooms

Circa 971 Square Feet

High-Quality Fitted Kitchen

Beautiful Private Rear Garden

Large Stoned Driveway

Semi-Rural Location







































