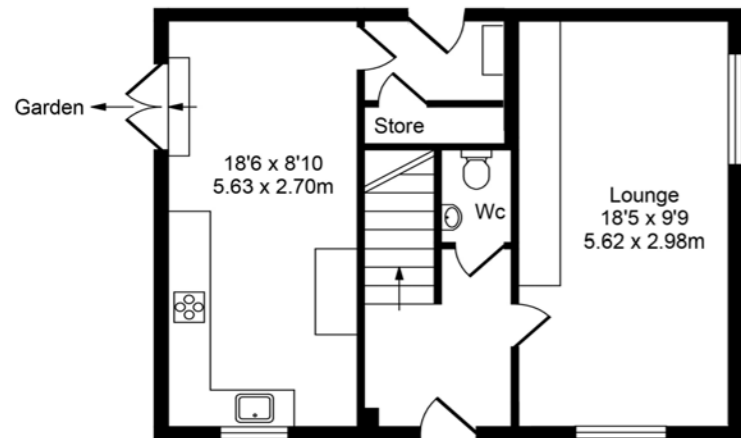




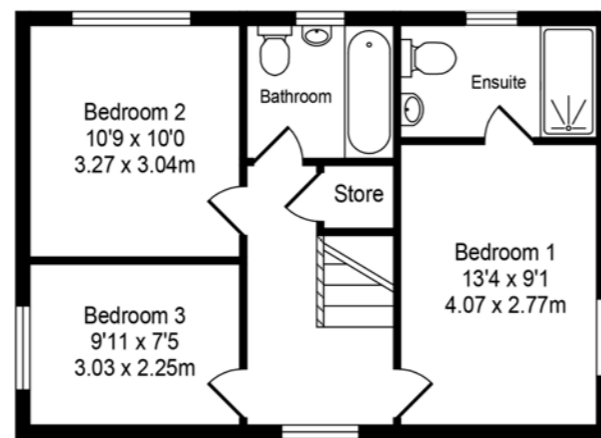
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1005 Sq.ft. (93.41 Sq.M.)

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



Ground Floor
 Approx. Floor Area 509 Sq.Ft (47.24 Sq.M.)

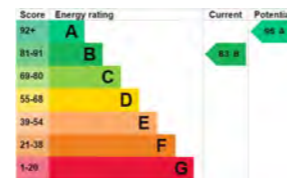


First Floor
 Approx. Floor Area 497 Sq.Ft (46.17 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 Maintenance Charge: Approx. £110 p.a. (local park & gardens)
 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.



Arnold and Phillips are proud to offer this three-bedroom modern detached property for sale, a perfect home for first-time buyers or small families. Situated in a prime location, this property is full of appeal with its modern features, bright interiors, and fantastic outdoor space. Nearby, you'll find a range of amenities including highly regarded schools, local shops, and supermarkets. For those who enjoy the outdoors, there are parks and recreational facilities within walking distance, making it an ideal choice for families looking for convenience and lifestyle.

From the outside, this detached home is immediately appealing with its corner plot positioning and stylish brick façade. The approach to the property is inviting, with a neatly kept pathway leading to the front door.

Stepping inside, the ground floor boasts a spacious lounge filled with natural light and offering plenty of versatility. The modern kitchen is well-sized, equipped with high-quality appliances, and offers ample storage space, perfect for home cooks. The ground floor also includes a convenient cloakroom/WC, adding practicality for busy households.

Upstairs, the property offers three great sized bedrooms, each designed with comfort in mind. The master bedroom is generously sized and benefits from an en-suite bathroom, while the remaining bedrooms are ideal for children or guests. The family bathroom is modern and features both a bath and shower, providing a functional and stylish space for everyday use.

The rear garden is a true highlight of the property, offering an impressive outdoor space. With a lawn area, perfect for children to play or for outdoor entertaining, this space is both practical and enjoyable. Additionally, the garden provides a level of privacy and tranquility, making it an ideal retreat.

This property presents an excellent opportunity to own a home that combines modern living with timeless charm. With its appealing interior, great location, and stunning outdoor area, it's a fantastic choice for those looking to settle in a vibrant community. Don't miss out on this chance to make this lovely house your new home.



