

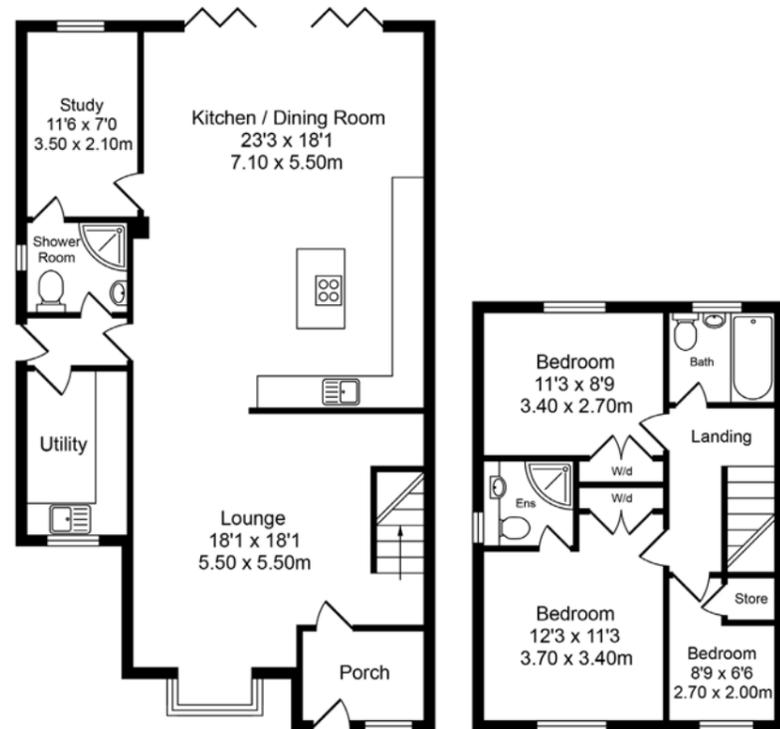


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1406 Sq.ft. (130.7 Sq.M.)

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



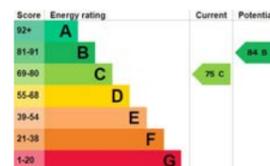
Ground Floor
 Approx. Floor Area 950 Sq.Ft (88.3 Sq.M.)

First Floor
 Approx. Floor Area 456 Sq.Ft (42.4 Sq.M.)



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 stunningly extended and considerably refurbished semi-detached home boasts an impressive 1406 square feet of living space and offers a practical floor plan with a flowing arrangement of living space all beautifully finished with tasteful decor and quality fixtures and fittings.

Guests are greeted by an entrance porch which flows through to the lounge which provides a tranquil retreat where you can unwind and relax after a long day, this lovely room features a box bay window and a modern staircase with glass balustrade. To the rear of the property is a study, offering the perfect space for a home office or creative den. A downstairs shower room adds convenience for guests or for busy mornings and the utility room provides additional storage and ensures functional living.

The breathtaking open plan family dining kitchen and living room is flooded with natural light, this space is truly the heart of the home with bi-fold doors that gracefully connect the indoor and outdoor living areas, inviting the delightful garden inside and making it the perfect space for entertaining in style. The kitchen itself is a culinary enthusiast's dream, complete with a centre island that offers additional workspace and storage. The breakfast bar provides a convenient spot for casual dining or catching up with loved ones while preparing meals. No expense has been spared when it comes to quality, as the kitchen features thoughtfully-integrated appliances (including instant hot water tap) that seamlessly blend functionality with style.

Retreat upstairs to the first floor, where you will find three well-proportioned bedrooms. The master bedroom features an en-suite, providing a private sanctuary to start and end your day in utmost comfort. There is also an additional three piece family bathroom that caters to the needs of the entire household.

Externally the South-facing rear garden is a true haven of relaxation, perfect for enjoying sunny afternoons or hosting gatherings. The patio area is ideal for al fresco dining, while maintaining privacy as the garden is not overlooked and has aspects towards protected woodland. To the front there is a lawned area along with ample driveway parking.

Set on a desirable development this stunning home offers a particularly advantageous position with private aspects to the rear and close proximity to good local schools and only a short drive to Ormskirk town centre and the M58 motorway, making it a perfect choice for the commuter.





KEY FEATURES

- Refurbished Semi-Detached Home
- Three Bedrooms
- Circa 1406 Square Feet
- Breath-Taking Open Plan Dining Kitchen
- Private South-Facing Rear Garden
- Ample Driveway Parking

