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Elm Place, Ormskirk, L39 4TS

Guide Price £279,000

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SUMMARY

Situated in a highly sought-after residential area, this spacious four-bedroom detached property offers an ideal blend of versatile living space, modern features, and a prime location. Perfectly positioned within walking distance of local shops, bars, restaurants, well-regarded schools, and excellent transport links, this home ticks all the boxes for families and professionals alike.

GROUND FLOOR

Upon entering the property, you're welcomed by a bright entrance porch with a UPVC front door and a window to the front aspect, leading into a generous entrance hall. The hall features a staircase to the first floor and access to all main ground floor rooms.

The living room, with its large front-facing window and TV point, flows seamlessly into the dining room—an ideal space for entertaining—with patio doors opening onto the rear garden. The adjoining fitted kitchen is both spacious and practical, offering a range of matching wall and base units, laminate worktops, a stainless steel sink with drainer, integrated gas hob, gas oven, and extractor fan. There's also space and plumbing for a dishwasher and fridge/freezer.

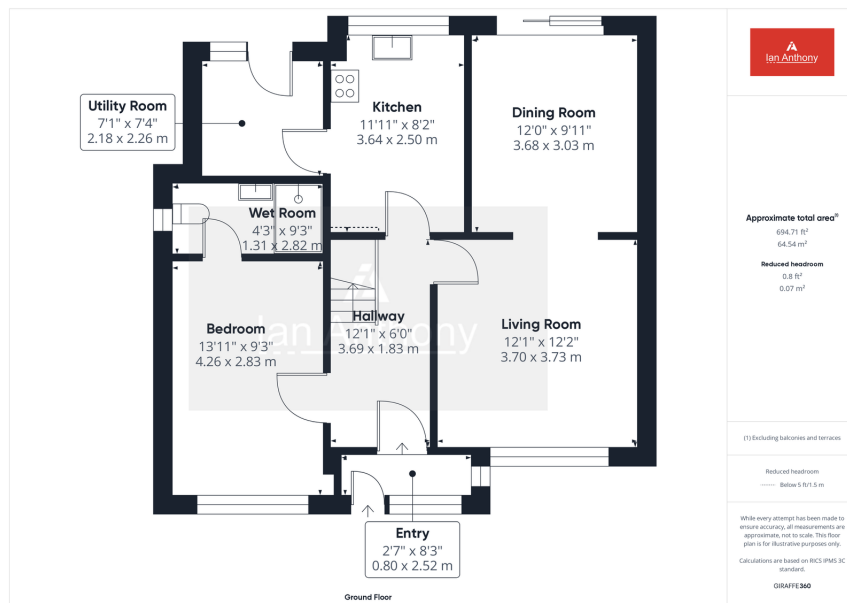
A separate utility room provides additional storage and convenience, with further plumbing and space for a fridge/freezer, washing machine, and tumble dryer, as well as a rear access door.

One of the standout features of this home is the ground floor bedroom, complete with a wet room-style en-suite. This includes a WC, pedestal washbasin, electric shower, ceiling spotlights, and slip-resistant flooring—ideal for multi-generational living or visiting guests.

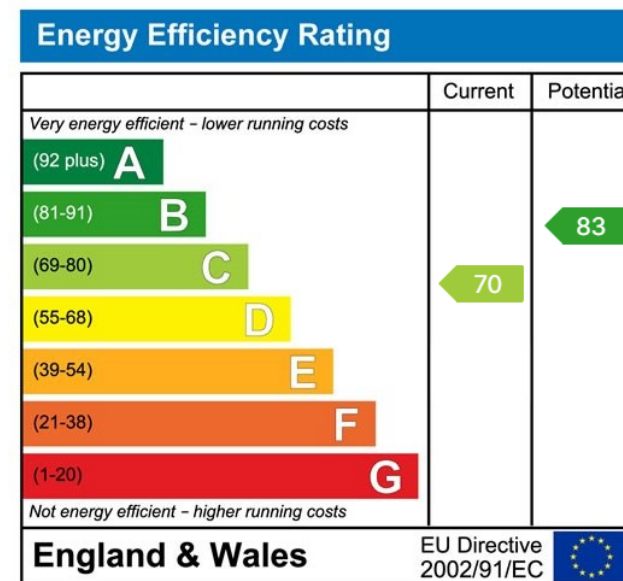
FIRST FLOOR

Upstairs, you'll find three further well-proportioned bedrooms, two of which benefit from fitted wardrobes and dressing table areas. The family bathroom comprises a WC, pedestal hand washbasin, bath,





- NO UPWARD CHAIN
- DETACHED PROPERTY
- LIVING ROOM & DINING ROOM
- KITCHEN
- UTILITY ROOM
- DOWNSTAIRS BEDROOM WITH WET ROOM
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- POPULAR RESIDENTIAL LOCATION



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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