



**Ian Anthony**  
The Estate Agents



Marians Drive, Ormskirk, Lancashire, L39 1LG

Guide Price £265,000

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- THREE BEDROOM SEMI-DETACHED HOME
- WELL PRESENTED THROUGHOUT
- FEATURE LOG BURNER
- HOME OFFICE SPACE
- LANDSCAPED REAR GARDEN
- SOUGHT-AFTER MARIANS DRIVE LOCATION
- SPACIOUS LIVING AND DINING AREAS
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- UTILITY ROOM AND GARAGE ACCESS
- IDEAL FOR FAMILIES OR UPSIZING







A well-presented three-bedroom semi-detached property located on the ever-popular Marians Drive in Ormskirk. Set within a sought-after residential area, this attractive home offers generous living space and a practical layout, making it an ideal choice for families or those looking to upsize. Conveniently positioned for local amenities, schools and transport links, the property combines comfortable living with a desirable Ormskirk 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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