



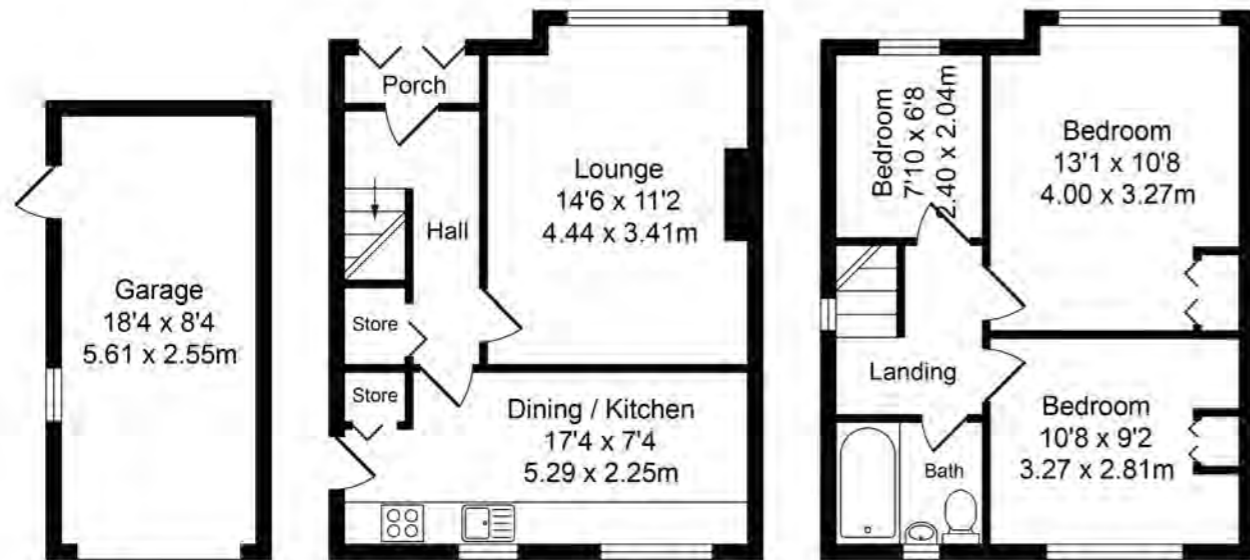
Ormskirk: 01695 570102
arnoldandphillips.com

Chorley: 01257 241173
Southport: 01704 778668

ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 906 Sq.ft. (84.1 Sq.M.)

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



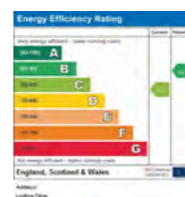
Garage
Approx. Floor Area 154 Sq.Ft (14.3 Sq.M.)

Ground Floor
Approx. Floor Area 376 Sq.Ft (34.9 Sq.M.)

Upper Floor
Approx. Floor Area 376 Sq.Ft (34.9 Sq.M.)



Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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.



THE LUXURY PROPERTY SPECIALISTS

Ludlow Drive, Ormskirk
Asking Price £210,000

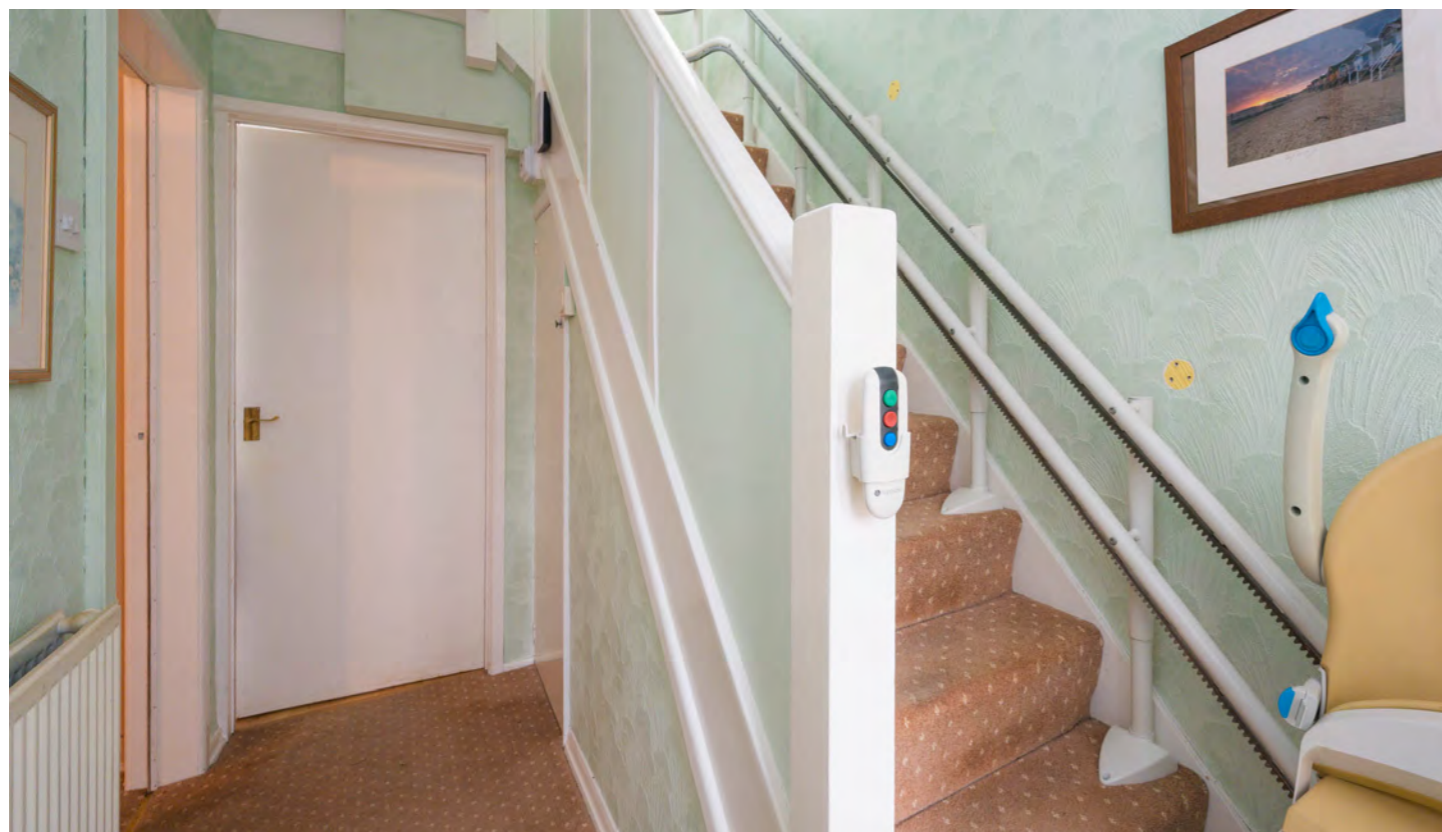
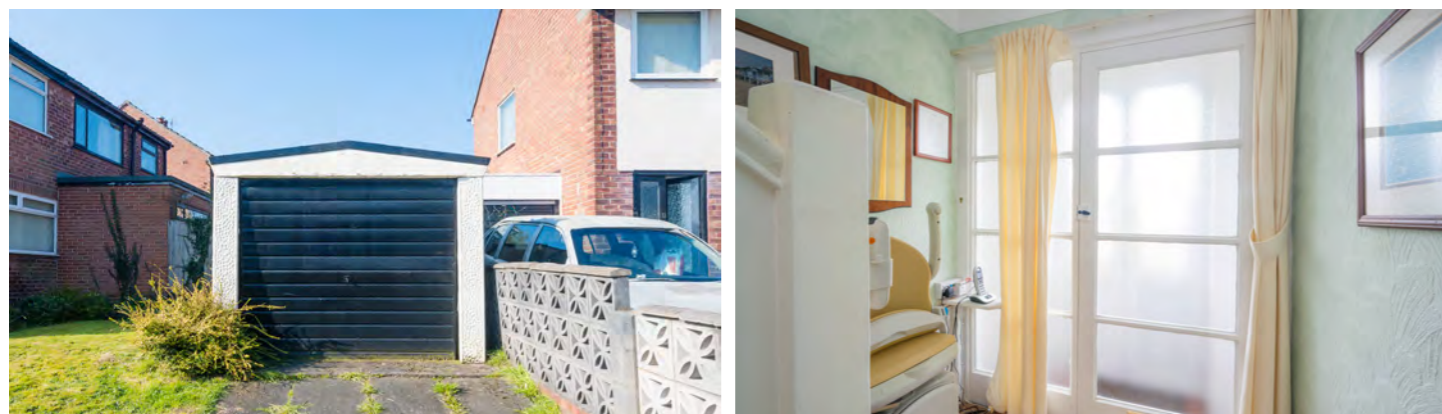
A&P

Situated in a popular residential location and resting on a corner plot, this semi-detached property would be a great investment for a first time buyer or family home with potential to extend.

This appealing property consists of a front porch leading through to the hallway then flowing into a spacious neutrally decorated lounge with gas fire. This then leads on to a kitchen/dining room with fully fitted kitchen in cream with ample contrasting worksurfaces, there is also space for a dining table and chairs.

On the first floor there are three bedrooms and a family bathroom, two of the bedrooms have fitted wardrobes. The bathroom has a three-piece suite in classic white comprising pedestal wash hand basin, wc and panelled bath with shower over.

Externally the property boasts a good-sized corner plot with laid to lawn gardens to the front, back and side, with a separate single garage to the side with driveway for off-road parking. This lovely home is ideally situated for transport and commuter links. Early viewing will be essential to avoid disappointment.





KEY FEATURES

Semi-Detached Home

Three Bedrooms

Circa 906 Square Feet

Fully Fitted Kitchen

Good-Sized Corner Plot
with Gardens to the Front,
Side and Rear

Detached Single Garage

Driveway Parking

