



Ormskirk: 01695 570102  
arnoldandphillips.com

Chorley: 01257 241173  
Southport: 01704 778668

**ARNOLD & PHILLIPS**  
ESTATE AGENTS

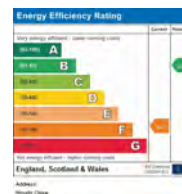
**Total Approx. Floor Area 1806 Sq.ft. (167.8 Sq.M.)**

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



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](http://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**

**Woods Close, Haskayne**  
**Asking Price £290,000**

**A&P**



Nestled peacefully in a beautiful spot along the banks of the Leeds Liverpool canal is this considerably extended four-bedroom semi-detached home. The property has been partially renovated and now requires a buyer to infuse the home with their own unique tastes and requirements.

The property is literally a blank canvas and offers a wonderful opportunity for anyone looking for a project where the majority of the hard work has already been done and where the buyer can finish the more enjoyable cosmetic aspects including the all-important open plan family dining kitchen which takes in those lovely aspects over the canal.

Accommodation highlights include entrance hallway, lounge with front facing aspects, open plan family dining kitchen & living area with patio doors out into the gardens, office/bedroom 4, three further double bedrooms (one with French doors out onto a balcony) and two bathrooms. There is also potential to rebuild and reinstate the area between the house and the garage which formerly comprised of a front porch, laundry & boot room, which would add considerable extra living space as indicated on the floor plan.

Externally there are gardens to the front and rear with ample parking to the side elevation. The rear garden is particularly pleasant bordering the canal banks and benefitting from sunny Southerly aspects and open views over the surrounding farmland.

Despite its rural credentials and picturesque countryside, the area is actually very convenient, being within easy reach of a broad range of amenities within the historic market town of Ormskirk, with its eclectic array of boutique and high street shops, bars and eateries, as well as excellent transport links via rail and road for those wishing to travel further afield, ensuring major commercial centres such as Liverpool and Manchester are within a reasonable commute.





