



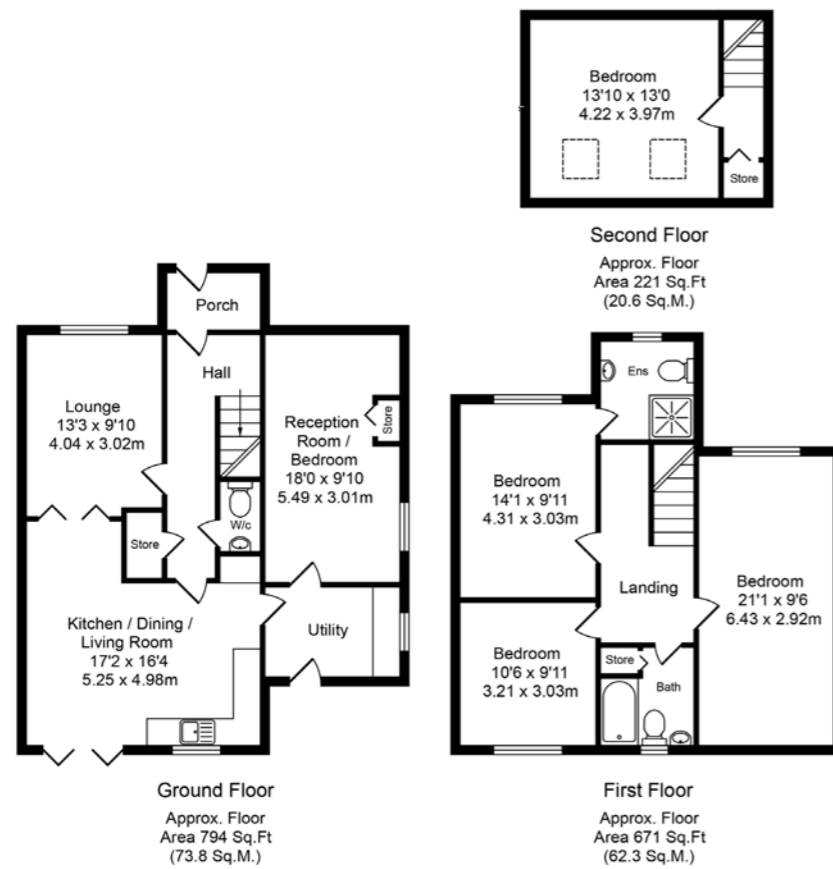
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**ARNOLD & PHILLIPS**  
ESTATE AGENTS

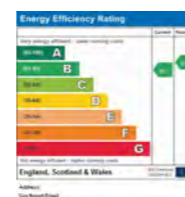
**Total Approx. Floor Area 1686 Sq.ft. (156.7 Sq.M.)**

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



Tenure: We are advised by our client that the property is Freehold  
Council Tax Band: E

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.



Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this beautifully presented four bedroom detached family home, situated along the highly regarded Southport Road in Ormskirk, West Lancs.

Ideally positioned this vibrant property resides within close proximity to Ormskirk Town Centre, complete with its varied assortment of local amenities, independent retailers and provides superb transport and commuter links, facilitated via the local rail station which is within comfortable walking distance. This well-rounded family home also falls within the catchment area for several highly regarded local primary and secondary schools.

With an attractive mock-Tudor façade, this attractive property is approached via a private driveway providing parking for multiple vehicles. Accessed via the modern front entrance porch, one is received into a spacious and brightly lit main entrance hallway. The front left of the property provides a garage conversion, now being a third reception room or capable for use as a fifth bedroom if required. The front right enjoys a neutrally decorated main lounge which provides bi-folding doors, which opens into an extended open-plan family living area and contemporary dining kitchen. Fitted in a premium and handleless gloss cashmere design, featuring an array of wall, base and tower units and providing a selection of integrated appliances and premium Quartz work-surfaces. An ample dining/living area is well-lit via modern patio doors which overlook the attractive rear gardens.

The first floor enjoys three well-proportioned family bedrooms, all of which are neutrally decorated and enjoy a pleasant outlook over the surrounding area, with the main family bathroom being tiled in a stylish modern design and providing bath with overhead shower, WC and wash hand basin. The second floor provides a further fourth double bedroom and completes the living accommodation available within this attractive family home.

Externally, the rear of the property is not directly overlooked and enjoys a good-sized flagged patio terrace, perfect for entertaining, along with a large centrally turfed lawn which is bordered by a selection of brick and timber fencing. With gas central heating and double glazing throughout, this versatile property extends to a generous 1,686 square foot of prime living accommodation. Internal inspection is highly advised and early viewing will be essential to avoid disappointment.





KEY FEATURES

- Detached Family Home
- Four Bedrooms
- Circa 1686 Square Feet
- Extended Open Plan Dining Kitchen and Living Area
- Good-Sized Rear Garden with Centrally Turfed Lawn and Flagged Patio Terrace
- Driveway Parking



