



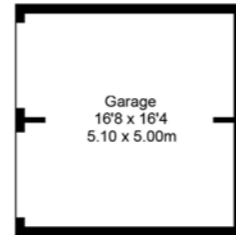
Ormskirk: 01695 570102
arnoldandphillips.com

Chorley: 01257 241173
Southport: 01704 778668

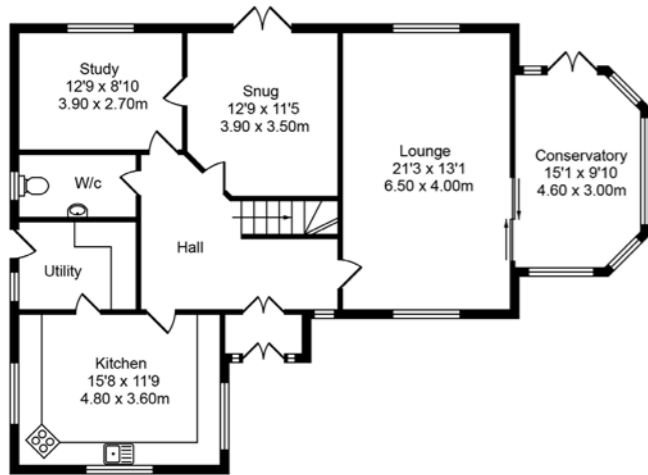
ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 2480 Sq.ft. (230.5 Sq.M.)

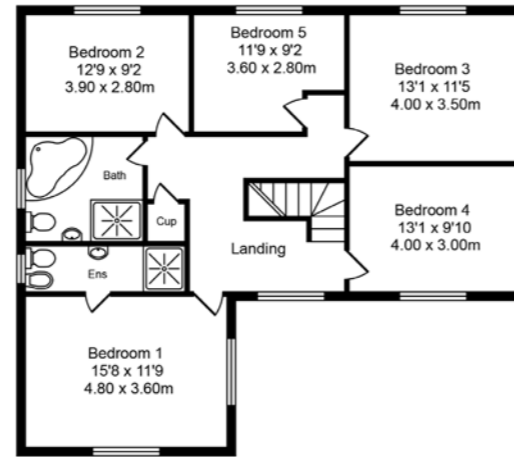
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Garage
Approx. Floor Area 274 Sq.Ft (25.5 Sq.M.)



Ground Floor
Approx. Floor Area 1189 Sq.Ft (110.5 Sq.M.)



First Floor
Approx. Floor Area 1017 Sq.Ft (94.5 Sq.M.)



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

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. 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

Tower Hill, Ormskirk
Asking Price £600,000



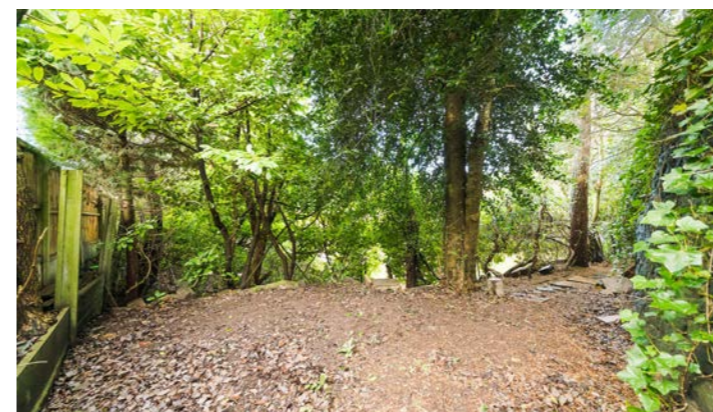
Arnold & Phillips are pleased to bring to market a rare opportunity to acquire this generously proportioned five bedroom detached family home, nestled privately within a large plot along Tower Hill in Ormskirk, West Lancs.

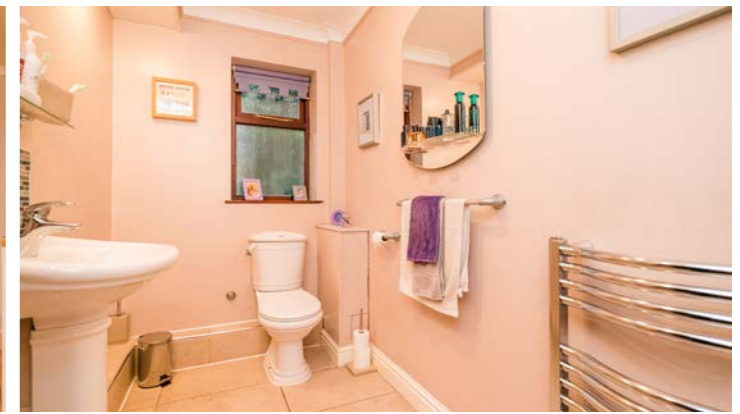
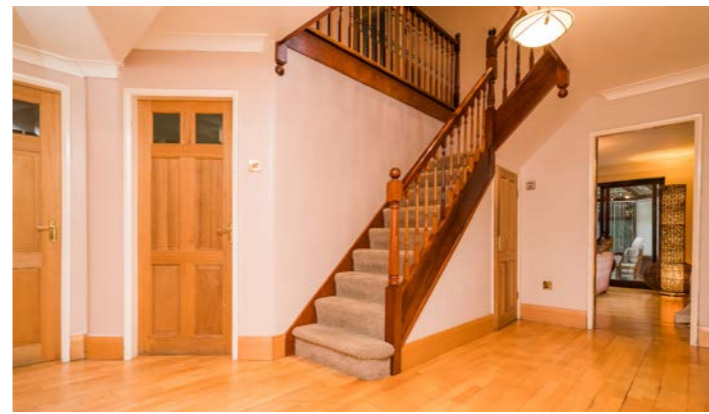
Ideally situated this vibrant property resides within just a short walk of Ormskirk Town Centre which is bustling with an abundance of local amenities, independent retailers and further enjoys superb transport and commuter links provided via the nearby local rail station.

Approached via a private driveway, a secure gate provides access to off-road parking for multiple vehicles along with a large, detached double garage. The front entrance porch flows through into a large reception hallway, with a fully fitted dining kitchen residing to the front of the property. Finished in a wooden shaker design and providing an array of wall, base and tower units, this spacious kitchen provides a selection of integrated appliances and premium granite work-surfaces with adjoining utility room. A spacious study and second larger snug reside centrally, with a 21ft lounge residing to the far right of the property, centred around a modern feature fireplace and brightly lit via dual aspect windows. The ground floor accommodation is completed with a large garden room conservatory overlooking the beautifully tiered gardens to the rear.

The first floor enjoys a feature galleried landing which flows through to five double bedrooms, all of which are excellently proportioned and decorated to as high neutral level, with all also enjoying a pleasant outlook over the surrounding area. The main bedroom enjoys a tiled en-suite bathroom, whilst the property is served well by a large family bathroom providing corner bath, WC, vanity wash hand basin and separate shower cubicle.

Externally wrap around gardens are predominantly laid to lawn to the lower level, with multiple patio terraces tracking the sun into the evening. Established trees, plants and shrubs enshroud multiple tiered private garden terraces and walk-ways, with picturesque patios and hidden enclaves providing the perfect place in which to entertain and dine al-fresco. With gas central heating, double glazing and a private one-of-a kind plot, this inviting property extends to a generous 2,480 square foot of prime living accommodation. Internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

- Detached Family Home
- Five Bedrooms
- Circa 2480 Square Feet
- Fully Fitted Dining Kitchen with a Selection of Integrated Appliances
- Large Garden Room Conservatory
- Laid to Lawn Wrap-Around Gardens with Multiple Patio Terraces
- Ample Driveway Parking
- Detached Double Garage







