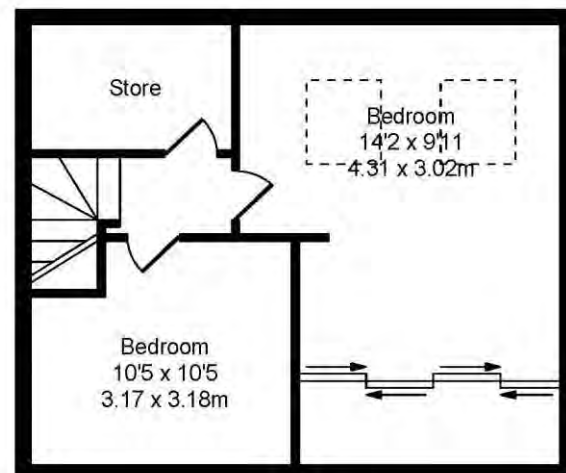


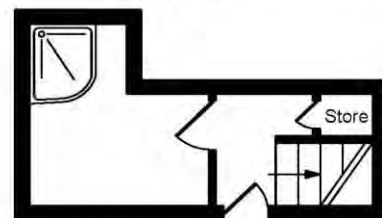


Tyrer Road, Ormskirk

Tyrer Road, Ormskirk



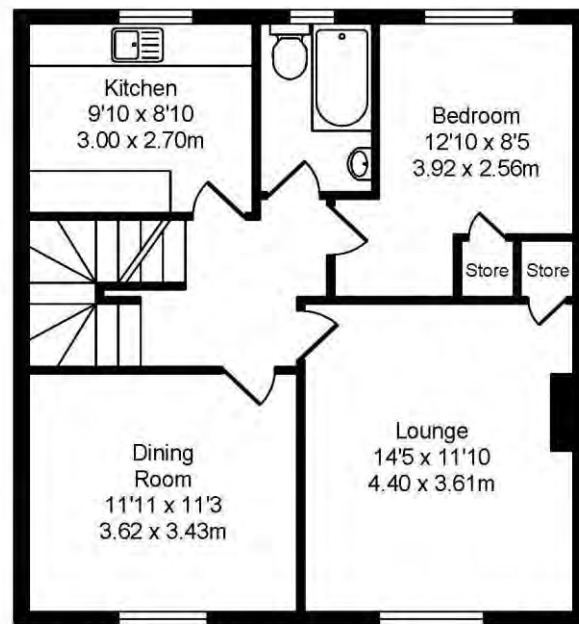
Second Floor
Approx. Floor
Area 481 Sq.Ft
(44.68 Sq.M.)



Ground Floor
Approx. Floor
Area 93 Sq.Ft
(8.64 Sq.M.)

Tyrer Road, Ormskirk
Total Approx. Floor Area 1234 Sq.Ft. (114.63 Sq.M.)

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



First Floor
Approx. Floor
Area 660 Sq.Ft
(61.31 Sq.M.)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
76	80

England, Scotland & Wales
Address:
Tyrer Road, Ormskirk

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-106)	
B (81-91)	
C (68-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
76	79

England, Scotland & Wales



01695 570102
enquiries@arnoldandphillips.com

arnoldandphillips.com

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.

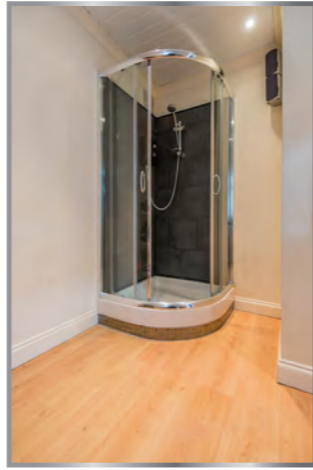
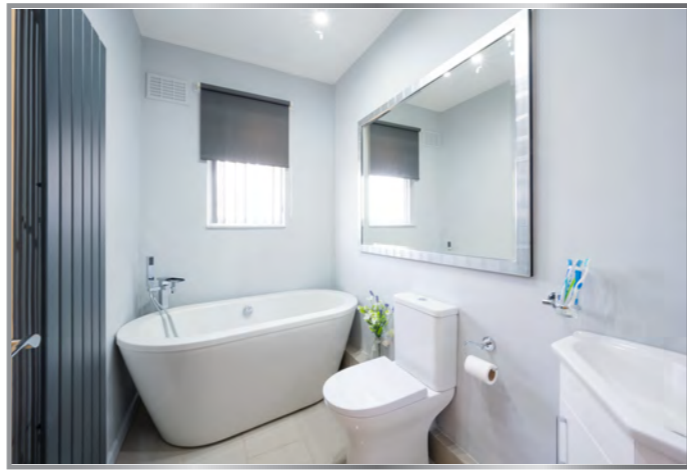
arnoldandphillips.com

Situated just a short stroll from Ormskirk town centre, this spacious three bed duplex apartment will no doubt appeal to a broad spectrum of buyers, and would make a smart first purchase for anyone looking to take their first leap onto the housing ladder, or perhaps those looking for buy-to-let investment, being in lovely order throughout with bright living spaces and modern decor.

The property enjoys its own private ground floor entrance, with the welcoming entrance hallway providing access to a ground floor shower room with built in corner shower cubicle. A staircase leads up into the first floor hallway, which in turn provides access to a lovely lounge, which has a front facing aspect, laminate flooring and an attractive fire surround with feature electric fire and inset display lighting. The kitchen is fitted with a modern range of wall and base units in black with contrasting laminated work surfaces, incorporating stainless steel sink drainer unit. The dining room has a front facing aspect and is replete with laminate flooring (this room could also be utilised as a fourth bedroom if so required). A bedroom and family bathroom comprising of pedestal wash hand basin, bath with shower mixer attachment over and wc - complete the first floor accommodation. A further stairway leads to two further bedrooms, the master bedroom being of particularly good size and benefiting from fitted wardrobes, and a useful storage cupboard.

Further highlights include uPVC double glazing, gas central heating, comes fully furnished to a high standard, well-tended gardens to the front and side, and off road driveway parking facilities. Viewing is highly recommended.





QUALITY *finish...*

