



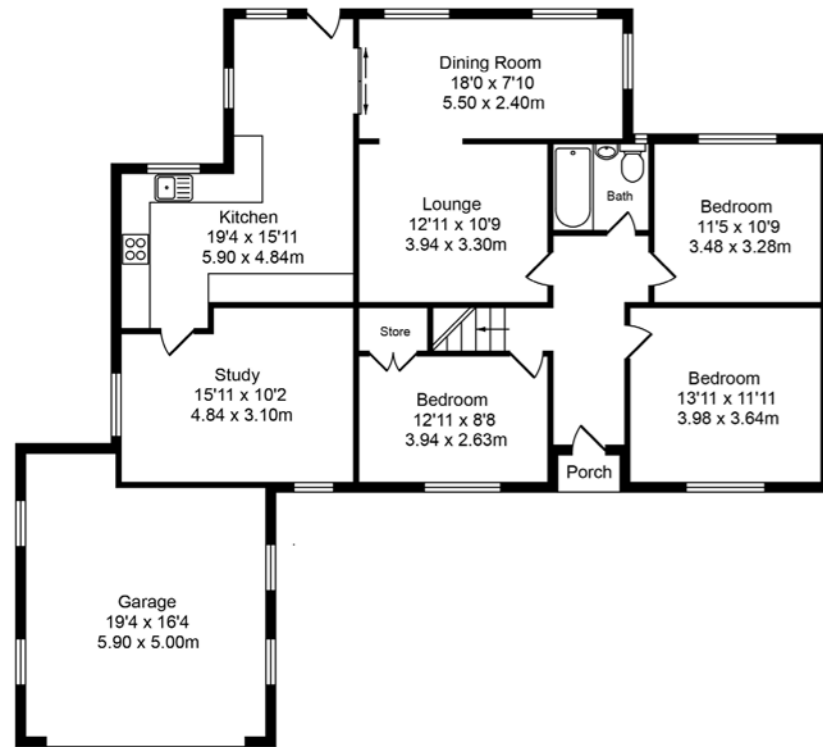
Ormskirk: 01695 570102
arnoldandphillips.com

Chorley: 01257 241173
Southport: 01704 778668

ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1901 Sq.ft. (176.6 Sq.M.)

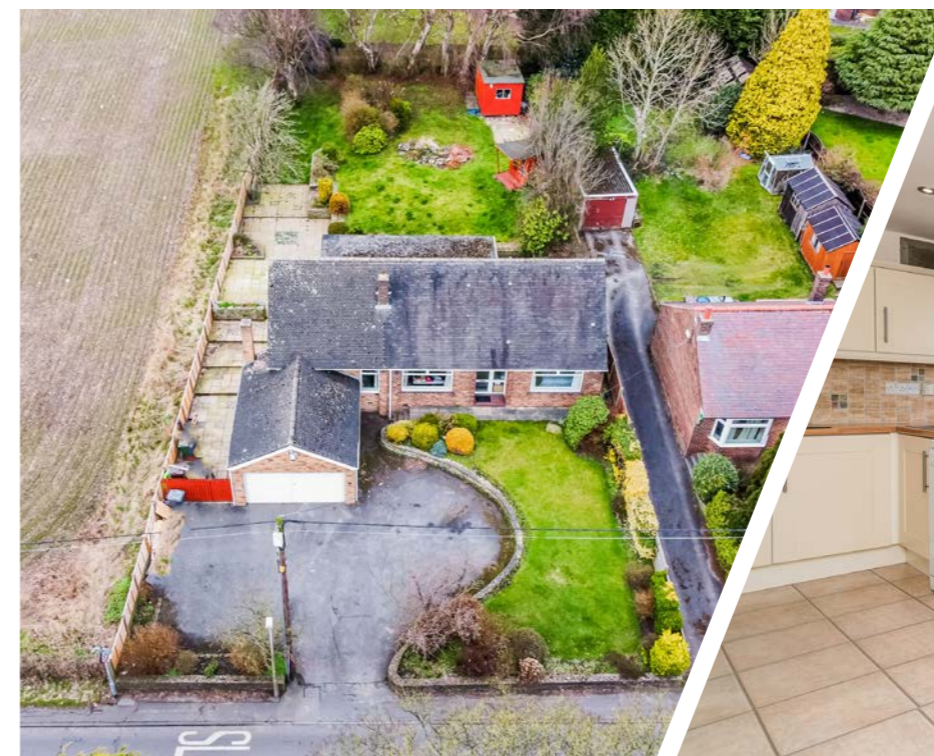
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor Area 1597 Sq.Ft (148.4 Sq.M.)



First Floor
Approx. Floor Area 304 Sq.Ft (28.2 Sq.M.)



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. 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

Liverpool Road, Bickerstaffe
Asking Price £399,950



This large individual detached home rests on a generous sized plot in this pleasant semi-rural location on the outskirts of Ormskirk, yet within easy distance of the local schools and amenities. The property affords an excellent floor plan with accommodation covering an impressive 2027 square feet and internal inspection really is essential to fully appreciate all the home has to offer.

Brief highlights include a welcoming entrance hallway, a light and bright lounge with open access to the dining room, an additional second reception/home office, three double bedrooms and a large L-shaped kitchen which is fitted with an array of wall and base units with ample workspace, a breakfast bar and integrated appliances. Also on the ground floor is a three-piece family bathroom whilst on the first floor there is an additional double bedroom, a handy separate toilet and a huge eaves storage space which is accessible from the landing.

Externally, the property benefits from an extremely private position with good sized gardens, ample driveway parking, large garage and delightful aspects over the surrounding farmland.

The area is noted for its fine individual homes and its agricultural traditions, but despite its semi-rural location, the property is far from remote, with easy access to Ormskirk town centre along with the motorway and railway networks, as well as the highly regarded Edge Hill University. Other benefits include oil central heating, double glazing and vacant possession.





KEY FEATURES

Individual Detached Home

Four Bedrooms

Circa 1901 Square Feet

Large L-Shaped Kitchen with
Integrated Appliances

Generous Plot with
Good-Sized Gardens

Delightful Aspects over
Farmland

Extremely Private Position

Ample Driveway Parking

Large Garage









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A&P