



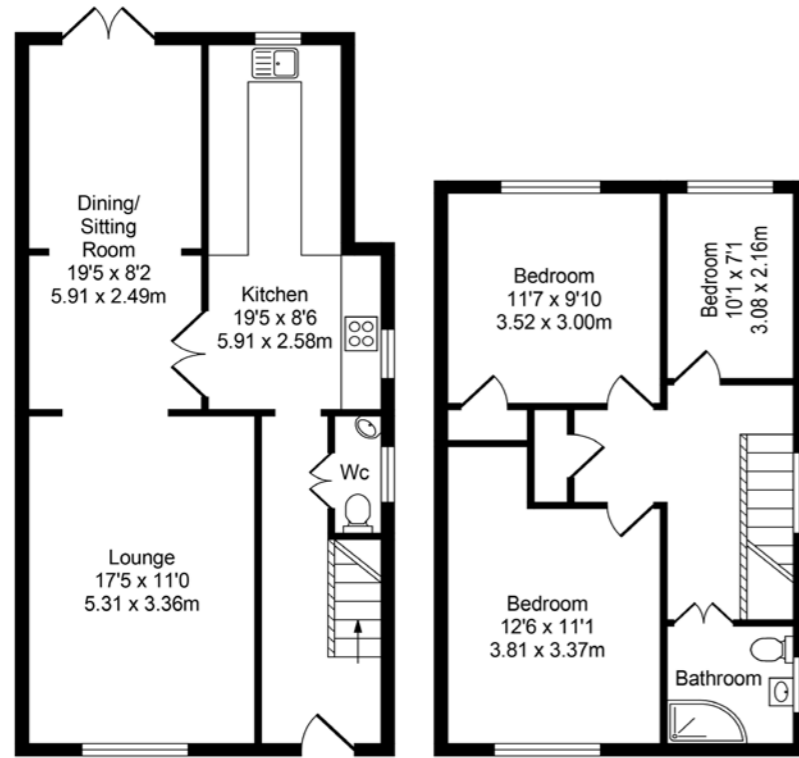
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1121 Sq.ft. (104.13 Sq.M.)

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



Approx. Floor Area 623 Sq.Ft (57.85 Sq.M.)

Approx. Floor Area 498 Sq.Ft (46.28 Sq.M.)



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

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

Bath Springs, Ormskirk
Asking Price £245,000

A&P

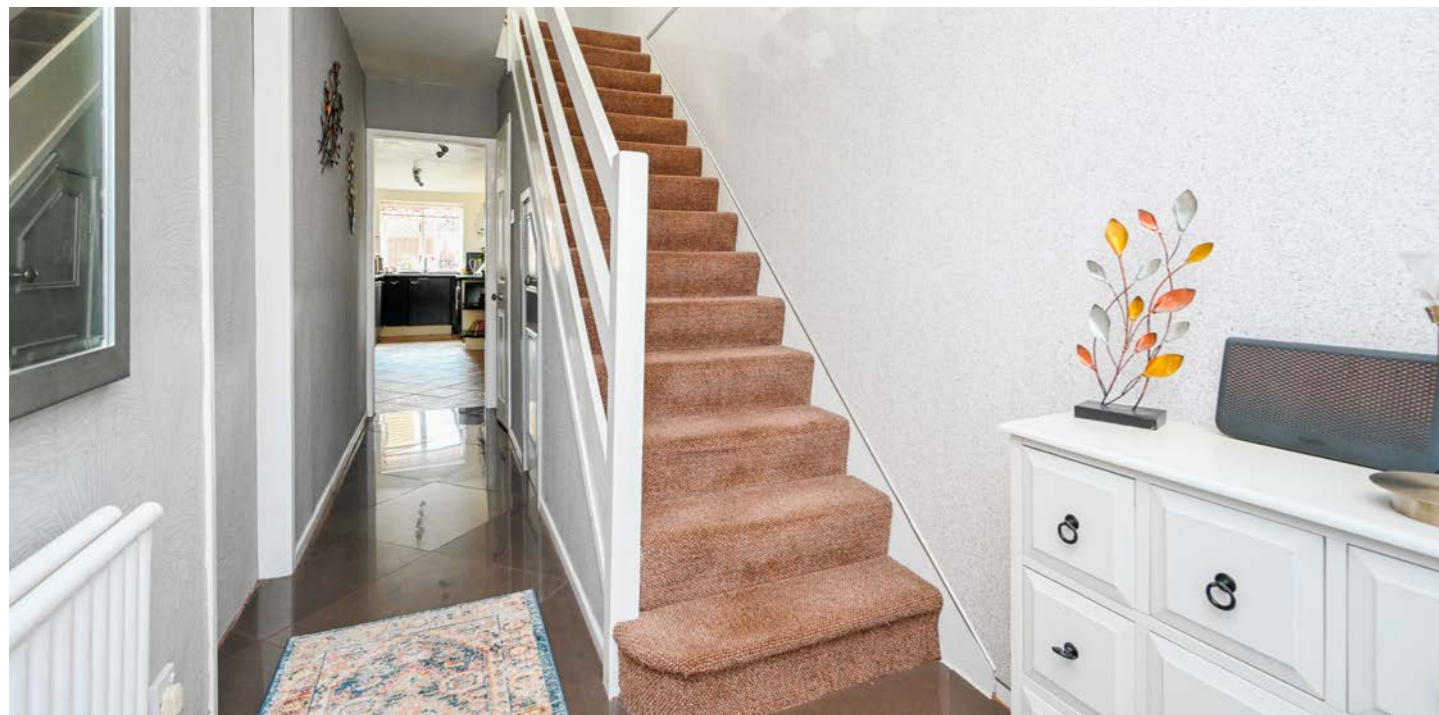
This immaculate & extended three bed semi-detached residence offers a comprehensive and versatile arrangement of spaces perfect for modern day family living. The property rests in a convenient location within walking distance of Ormskirk town centre and has been finished to exacting standards throughout with attention to detail, quality fittings and finishes.

Internal inspection really is essential and will reveal accommodation which briefly comprises of a welcoming reception hallway, a cosy lounge with attractive feature fireplace and open access to a formal dining room with French doors out into the gardens, the dining area can also be accessed via double doors from the kitchen which itself offers an array of quality fitted units, ample workspace, an integrated oven and hob, breakfast bar and further space for appliances.

On the first floor there are three well-proportioned bedrooms (one with fitted wardrobes) and a quality three-piece family bathroom finished in classic white with complementary tiling to the walls. Outside there is ample parking to the front on the gravel forecourt & driveway which continues to the side elevation and a detached brick-built garage at the rear.

The rear garden is fully enclosed, extremely private and very low maintenance with a gravelled area and patio decking for outdoor dining and entertaining. Other benefits include mains gas central heating and double glazing.

Set in a desirable location this lovely home offers a particularly advantageous position with close proximity to excellent local schools and only a short walk to Ormskirk town centre with its wonderful shopping facilities and bustling market, there is also easy access to the motorway and railway networks making it a convenient location for the commuter but at the same time providing a real haven to escape and relax.





KEY FEATURES

- Extended Semi Detached Home
- Three Bedrooms
- Modern Kitchen
- Driveway Parking
- Garage
- Low Maintenance Rear Garden
- Close to Town Centre





