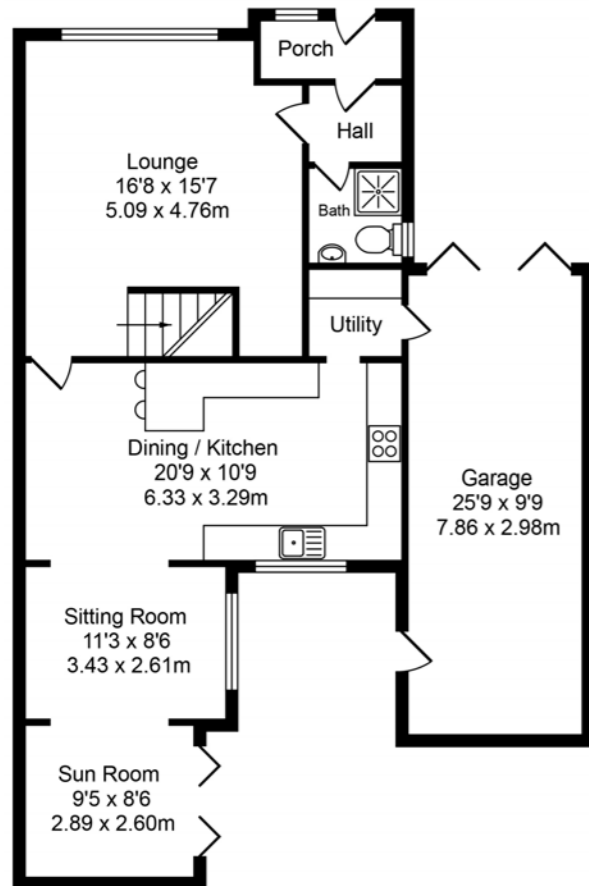




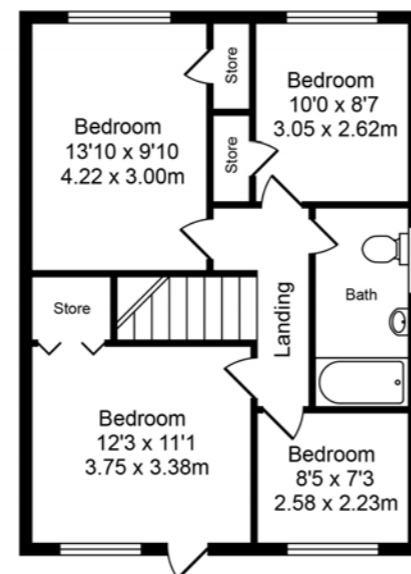
Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1687 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



**Ground Floor**  
 Approx. Floor Area 1069 Sq.Ft (99.3 Sq.M.)

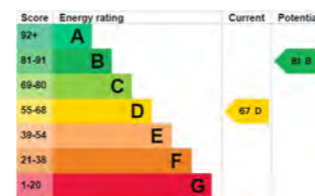


**First Floor**  
 Approx. Floor Area 618 Sq.Ft (57.4 Sq.M.)



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](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.





A wonderful opportunity to purchase a four-bedroom link-detached home which is finished to a high standard with tasteful decor and quality fixtures and fittings throughout. The property is situated in a pleasant position with open views to the front and rests in a highly regarded area which is just perfect for the family lifestyle with a safe and secure setting, excellent local schools, easy access to public transport and the amenities of Ormskirk's bustling town centre. The sale represents a fantastic opportunity to acquire a home that really does set the standard for a quality family lifestyle.

Accommodation is arranged over two inviting levels with over 1600 square feet of living space and on entering the property for the first time you are greeted by the welcoming reception area, which immediately flows through into a lovely light filled lounge with attractive feature fireplace. Further living spaces include a good-sized dining room, sitting room, and a conservatory - these delightful rooms all have open access and combine to create great family space and rooms just perfect for entertaining.

The breakfast kitchen has enough space to dine and includes an array of fitted, handleless units with ample workspace. Integral appliances consist of double oven, induction hob with overhead extractor fan and dishwasher. The downstairs living areas are completed with a utility area and a handy three-piece shower room comprising vanity wash hand basin, low level W/C and a shower cubicle.

On the first floor there are four lovely bedrooms and a three-piece family bathroom in white.

Outside there are gardens to the front and rear together with a block paved driveway giving access to a carport and a single attached garage. The rear garden is private, not directly overlooked, and has well kept lawned areas, mature borders and a large, flagged patio area which is just perfect for outdoor dining. To the front the property again has lawned areas with neat borders. Other benefits of this lovely home include gas central heating and double glazing.









