

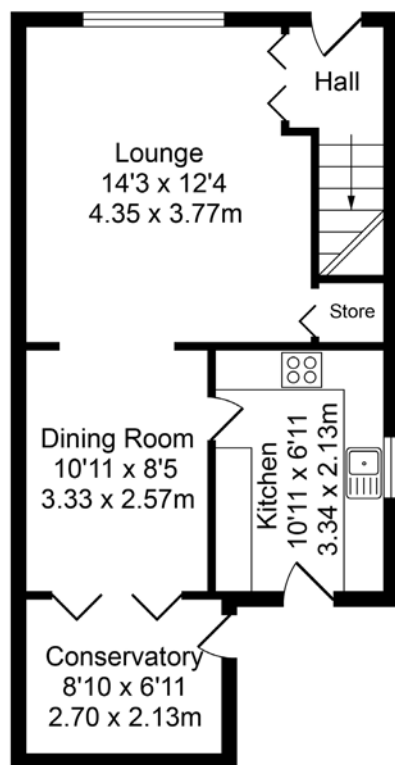


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

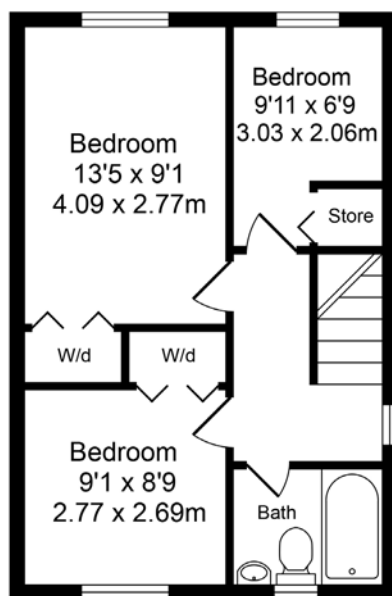
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 888 Sq.ft. (82.5 Sq.M.)

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



Ground Floor
 Approx. Floor Area 479 Sq.Ft (44.5 Sq.M.)

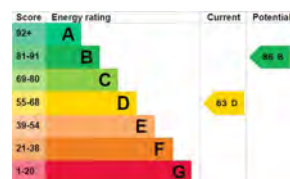


First Floor
 Approx. Floor Area 409 Sq.Ft (38.0 Sq.M.)



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

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.



Arnold & Phillips are pleased to bring to market an exciting opportunity to purchase this well-presented three-bedroom semi-detached family home, residing in an attractive plot along the popular Tennyson Drive in Ormskirk, West Lancs.

Ideally positioned this versatile property resides within close proximity to a host of local amenities and independent retailers, whilst also enjoying superb transport and commuter links facilitated via the nearby rail station. With several highly regarded primary and secondary schools also residing nearby, this property would be ideal for first time buyers, working professionals and families alike.

Approached via a private driveway providing off-road parking for multiple vehicles, access is granted via the main front entrance, with one received into a front entrance hallway. The front of the property enjoys a spacious main living room which is brightly lit and neutrally decorated. This flows through to an adjoining dining room and further still through into a bright garden room conservatory (benefitting from a new roof). The ground floor accommodation is completed with a fitted modern kitchen, providing an array of wall, base and tower units, featuring a range of integrated appliances and stylish contrasting work-surfaces.

The first floor enjoys three well-proportioned family bedrooms, all of which enjoy a pleasant outlook over the surrounding area alongside a pleasing neutral led for, with a selection of integrated storage facilities throughout. The property is completed with a modern tiled family bathroom, providing bath with overhead shower, WC and wash hand basin.

Externally the rear of the property is not directly overlooked and has been beautifully landscaped. A large, flagged patio terrace provides an ideal place to entertain and dine al-fresco, with a large centrally turfed lawn bordered by a selection of trees, plants and shrubs. Extending to a generous 888 square foot and enjoying double glazing throughout the front and rear having been recently replaced (December 2023) as well as an abundance of further potential and being located in a sought-after area, internal inspection is highly advised and early viewing will be essential to avoid disappointment.





KEY FEATURES

Semi-Detached Family Home

Three Bedrooms

Circa 888 Square Feet

Modern Fitted Kitchen

Beautifully Landscaped Rear Garden

Driveway Parking

Pleasant Outlook Over the Surrounding Area



