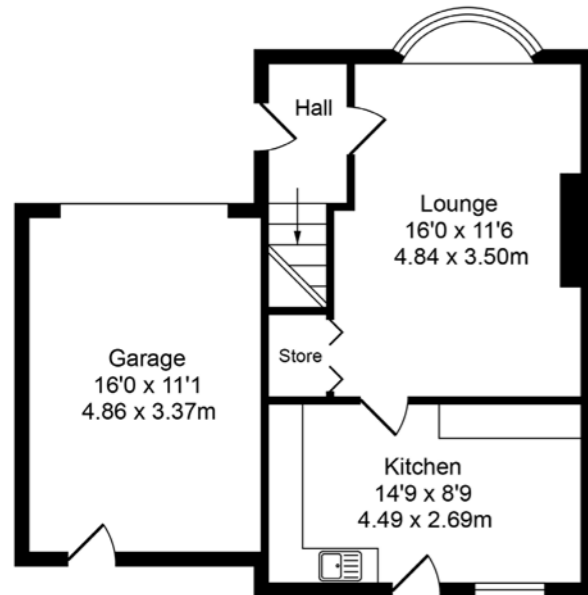




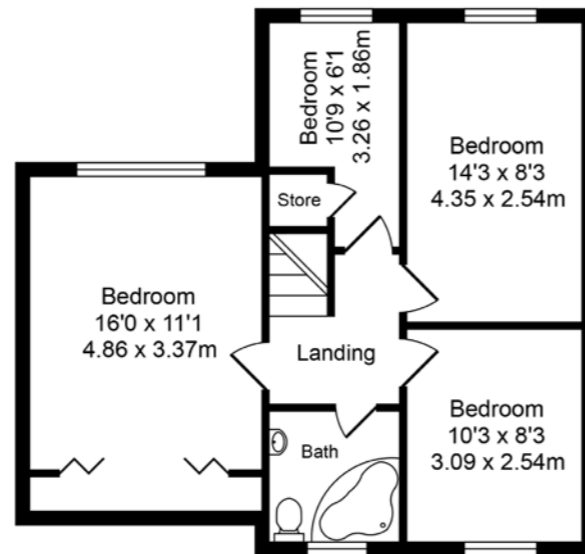
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1112 Sq.ft. (103.3 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 561 Sq.Ft (52.1 Sq.M.)



First Floor
 Approx. Floor Area 551 Sq.Ft (51.2 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 acquire this deceptively spacious four-bedroom semi-detached property, residing within an attractive corner plot along Nursery Avenue in Ormskirk, West Lancs.

Ideally positioned this versatile property resides within close proximity to Ormskirk Town Centre and benefits from its varied array of local amenities, independent retailers and superb transport and commuter links, facilitated in part via the nearby rail station. With several highly regarded primary and secondary schools residing nearby, this property would be ideal for first time buyers, working professionals and families alike.

Whilst this spacious property would benefit from a course of cosmetic modernisation, the abundant potential is clear for all to see. 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 brightly lit front entrance hallway. The front of the property enjoys a large living room which is well-lit via a feature bay-window and centred around a central feature fireplace. The property flows through to the rear dining kitchen, which provides a range of wall, base and tower units along with ample dining area. The ground floor accommodation is completed with an attached larger than average single garage.

The first floor enjoys four well-proportioned family bedrooms, all of which are neutrally decorated and enjoy a pleasant outlook over the surrounding area. The property is served by a traditional family bathroom providing corner bath with overhead shower, WC and wash hand basin.

Externally this compelling property benefits from a large front garden which is beautifully tended. The rear of the property has been mainly flagged for ease of maintenance and wraps around to provide ideal places to entertain. With gas central heating, double glazing and an abundance of future potential throughout, this attractive property extends to a generous 1,112 square feet of living accommodation and is well worthy of internal inspection.





