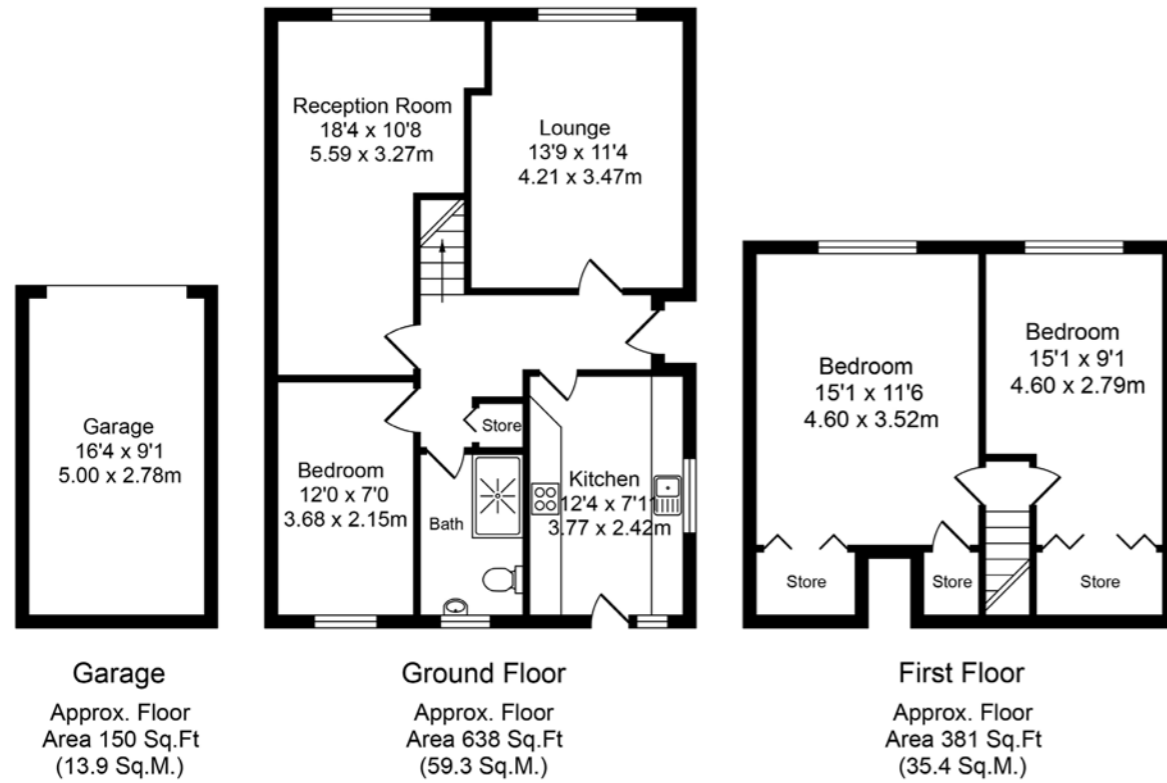




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1169 Sq.ft. (108.6 Sq.M.)

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



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.



Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this three-bedroom semi-detached dormer bungalow, residing along the attractive Hurlston Drive in Ormskirk, West Lancs.

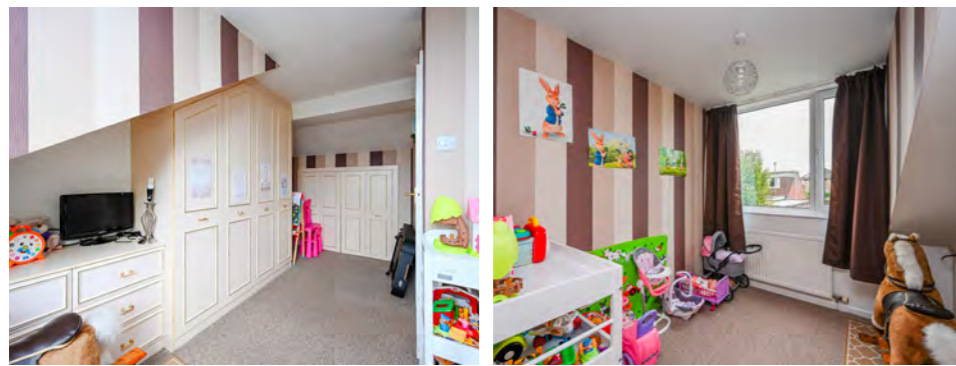
Ideally positioned this versatile property resides within close proximity to a host of local amenities and retailers, whilst also enjoying superb transport and commuter links facilitated via the nearby rail station.

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 spacious entrance hallway. This flexible property enjoys two spacious bedrooms upstairs, both of which enjoy integrated storage facilities, with a third bedroom residing to the ground floor. The front of the property houses two main reception rooms, both of which are neutrally decorated and enjoy a pleasant outlook over the surrounding area.

The rear of the property houses a central main family bathroom which is traditionally styled and provides walk in shower, WC and wash hand basin. Adjoining is a fitted traditional shaker kitchen, finished in a wooden design and providing an array of wall, base and tower units, with a selection of integrated appliances completing this bright and spacious kitchen area.

Externally the rear of the property enjoys an established private garden, with an ample patio terrace providing the ideal place in which to entertain. A centrally turfed lawn is bordered by timber fencing, with the outside space completed with a detached single garage. Extending to 1,169 square feet and enjoying gas central heating, double glazing and an abundance of future potential within, internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

- Semi-Detached Dormer Bungalow
- Three Bedrooms
- Circa 1169 Square Feet
- Traditional Shaker Kitchen
- Two Reception Rooms
- Established Private Rear Garden
- Driveway Parking



