

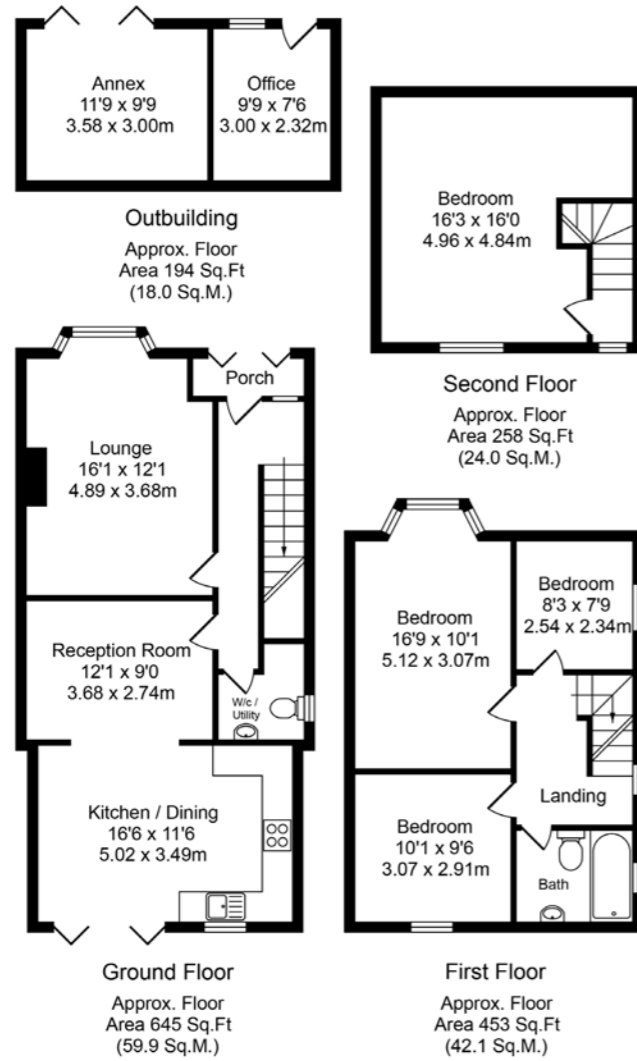


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

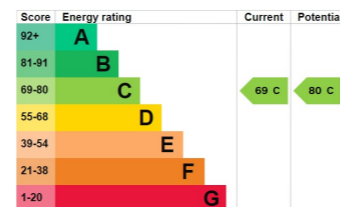
Total Approx. Floor Area 1550 Sq.ft. (144.0 Sq.M.)

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: 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 extended four-bedroom semi-detached family home, residing attractively along the popular County Road 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 provided via the nearby rail station. With several highly regarded primary and secondary schools also located nearby, this property would be ideal for 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 porch, with one received into a spacious front entrance hallway. The front of the property enjoys a large bay-fronted main living room which is neutrally decorated. Residing centrally is an equally well proportioned second living room, which in turn opens up into an open-plan dining kitchen. Finished in a stylish walnut effect this modern kitchen provides an array of wall, base and tower units, featuring a range of integrated appliances and contrasting work surfaces. An ample dining area is flooded in natural light via premium patio doors. A handy WC/cloaks completes the ground floor living accommodation.

The first floor enjoys three well-proportioned family bedrooms, all of which are well-proportioned and neutrally decorated, with all benefiting from a pleasant outlook over the surrounding area. The internal living accommodation is completed with the main bedroom which resides on the second floor and is of generous proportions and provides the potential to add an en-suite bathroom in the future.

Externally the rear garden is of a good size and is not directly overlooked, providing a private and established garden space. A spacious patio terrace extends around the rear of the property and is ideal for entertaining, whilst a centrally turfed lawn is bordered by flower beds and timber fencing. The garden is completed with a detached garden room summer house, which is of a large size and enjoys high levels of insulation, double glazing, electric and an attractive timber cladding. This would be ideal for use as a home office or entertainment room. Extending to a generous 1,550 square feet of flexible living accommodation and enjoying gas central heating and double glazing throughout, internal inspection is highly advised to fully appreciate all on offer within.

