

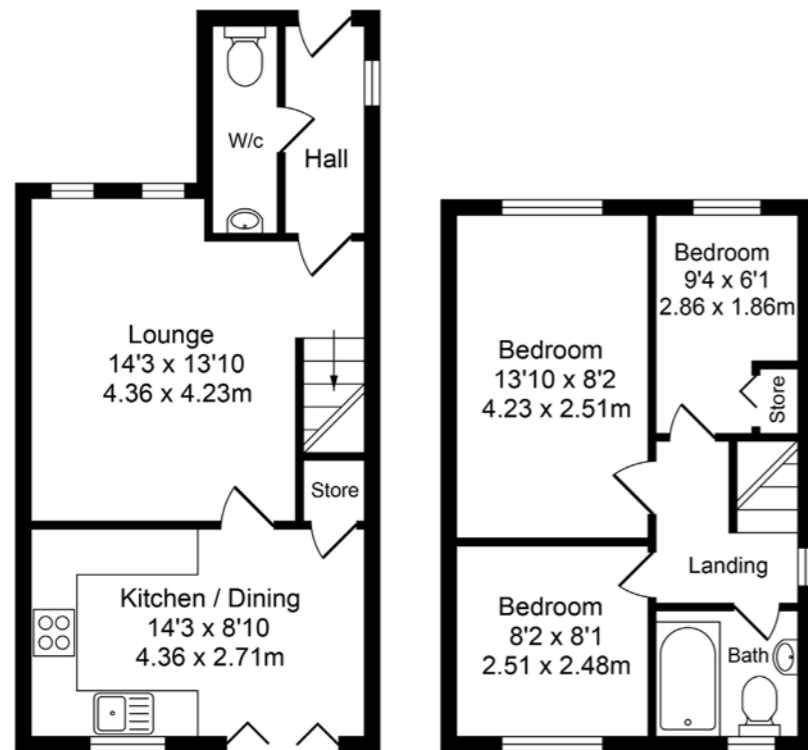


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 708 Sq.ft. (65.8 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 380 Sq.Ft (35.3 Sq.M.)

First Floor
 Approx. Floor Area 328 Sq.Ft (30.5 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 beautifully presented and recently renovated three-bedroom semi-detached property, residing attractively within a private plot along the popular Station Road in Ormskirk, West Lancs.

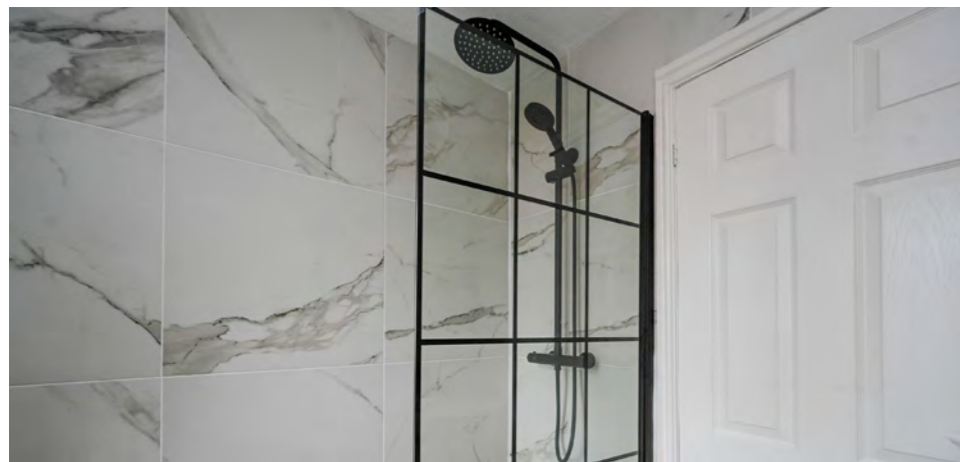
Ideally positioned this property resides within walking distance of a host of local amenities and independent retailers, whilst also enjoying superb transport and commuter links, with the nearby rail station also within comfortable walking distance.

Residing on a corner plot this attractive property would be ideal for first time buyers, working professionals and families and has recently undergone a course of renovation and cosmetic modernisation. With off-road parking provided to the rear of the property, access is granted via the main front entrance, with a handy WC residing to the front of the property. A large living room resides centrally and is centred around a feature media wall. The rear of the property enjoys a brand new fully fitted dining kitchen, providing an array of wall, base and tower units finished in a premium contemporary design and boasting a range of integrated appliances and stylish contrasting work-surfaces. This flows through into an ample dining area well lit via modern patio doors.

The first floor enjoys three well-proportioned family bedrooms, all of which are neutrally decorated and enjoy a pleasant outlook over the surrounding area. The main family bathroom also resides to this floor and provides bath with overhead shower, WC and vanity wash hand basin, finished in a stylish tiled design.

Externally the rear of the property is not directly overlooked and has been fully flagged for ease of maintenance, providing the ideal place to entertain. Extending to 708 square feet of modern living accommodation and enjoying gas central heating and double glazing throughout, internal inspection is highly advised to fully appallate the high level of fit and finish available within.





KEY FEATURES

- Renovated Semi-Detached Property
- Three Bedrooms
- Circa 708 Square Feet
- Brand New Stylish Dining Kitchen
- Fully Flagged Rear Garden
- Off-Road Parking to the Rear
- Corner Plot



