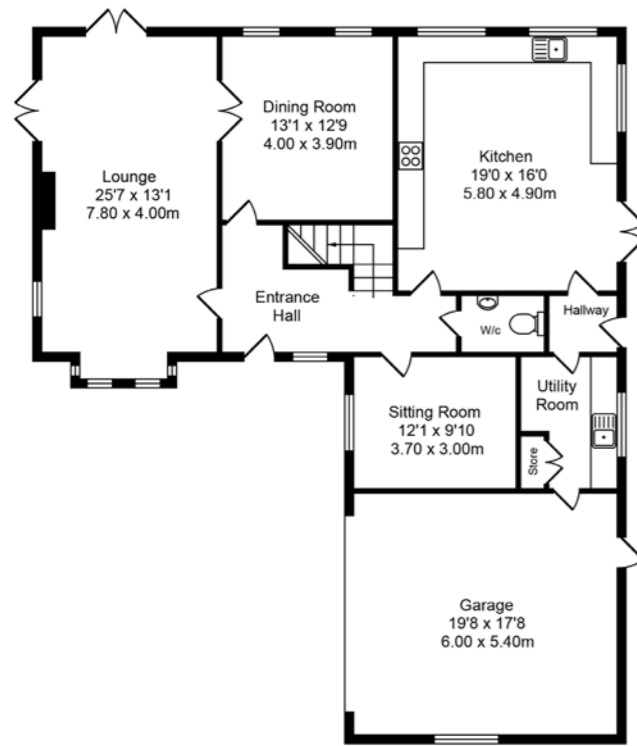


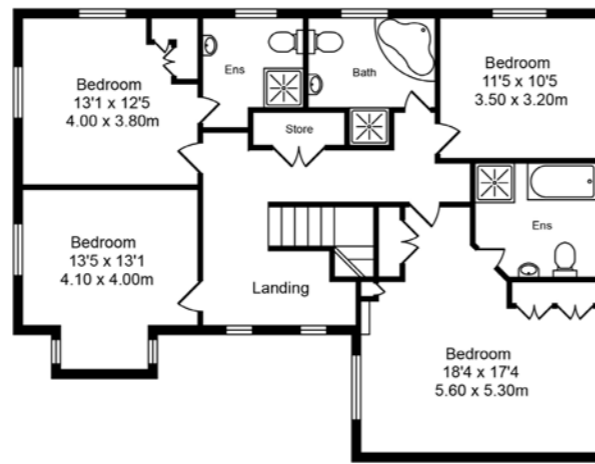


Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com



Total Approx. Floor Area 2766 Sq.ft. (256.9 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: G

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.

Resting on a lovely private plot in a prominent corner position just a short stroll from historic Ruff woods and a little over a mile from Ormskirk's bustling town centre is this beautiful executive detached residence. The property offers an impressive floor plan covering approximately 2766 square feet, with spacious rooms and a flexible layout which is just perfect for everyday family living and luxurious living at its finest. The property not only offers an abundance of space but also a high standard of finish combining tasteful decor, quality fixtures and fittings, and a desirable location, the sale truly presents an exceptional opportunity for the discerning homeowner.

Upon entering, you are greeted by a welcoming reception hallway which sets the tone for the elegance and style that is evident throughout. The main focal point of the ground floor is the triple aspect lounge, which bathes the room in natural light and provides a beautiful space to relax and entertain guests. Additionally, there is a dining room, perfect for hosting formal dinner parties or family gatherings, as well as a cosy sitting room or study.

The heart of the home can be found in the family dining kitchen, where cooking and entertaining become a pleasure. This well-appointed space is equipped with modern integrated appliances including a double oven, microwave, hob, extractor, fridge freezer & dishwasher, there is ample storage, granite worktops and a sociable dining area, making it the perfect hub for the entire family. A convenient utility room and a handy two-piece cloakroom/wc complete the ground floor.

Moving upstairs, the gallery landing area gives way to four generously sized bedrooms, all of which have been thoughtfully designed to create a comfortable and tranquil atmosphere. Two of the bedrooms benefit from quality fitted bedrooms furniture and stylish en-suite facilities, with the large master suite offering a four-piece en-suite bathroom finished in classic white with low level wc, vanity wash hand basin and a separate shower. Bedrooms three and four are both served by a four-piece family bathroom with corner bath and separate shower.

Externally, this property continues to impress with well-kept private gardens that surround the house providing a beautiful backdrop for outdoor relaxation and entertaining. There are neat lawned areas, mature planted borders and a paved patio area for dining alfresco. The extensive parking and double garage provide ample space for multiple vehicles, ensuring that convenience is always at hand. Other benefits of this delightful home include gas central heating and double glazing.

Whiteleys Lane is a highly desirable semi-rural location known for its picturesque surroundings and convenient access to amenities. Situated just a short distance from Ormskirk town centre with its range of shops, restaurants, cafes, and local services. The town centre also boasts a thriving market, providing fresh produce and unique crafts, whether you're in need of everyday essentials or seeking a special treat, you'll find everything you need within close reach.

Families with children will appreciate the proximity to a range of well-respected schools, including primary, secondary, and sixth form institutions. Ormskirk is home to both state and independent schools, ensuring that education options cater to a variety of preferences and requirements. Transport links are excellent in this area, with easy access to major roads and public transportation options. The nearby M58 provides convenient routes to neighbouring towns and cities, such as Liverpool and Manchester and Ormskirk train station is within walking distance, giving easy access to Liverpool city centre.





KEY FEATURES

- Executive Detached Residence
- Four Bedrooms
- Circa 2766 Square Feet
- Fantastic Family Dining Kitchen
- Three Reception Rooms
- Private Plot
- Beautiful Well-Kept Gardens
- Extensive Off-Road Parking
- Double Garage
- Desirable Semi-Rural Location







