

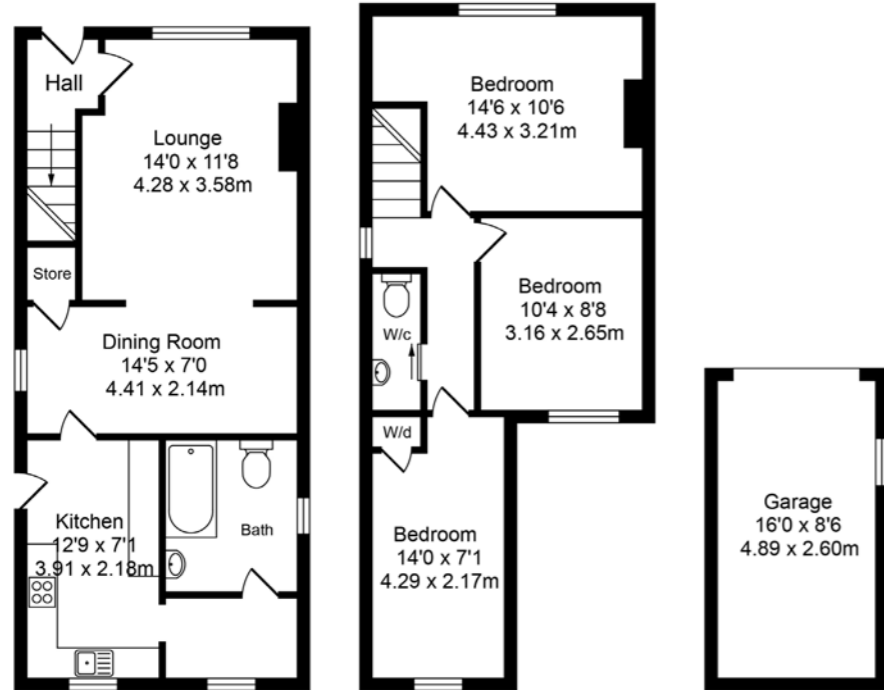


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 1051 Sq.ft. (97.6 Sq.M.)**

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



**Ground Floor**  
 Approx. Floor Area 502 Sq.Ft (46.6 Sq.M.)

**First Floor**  
 Approx. Floor Area 412 Sq.Ft (38.3 Sq.M.)

**Garage**  
 Approx. Floor Area 137 Sq.Ft (12.7 Sq.M.)



Tenure: We are advised by our client that the property is Freehold  
 Ground Rent: £3.88 p.a.  
 Council Tax Band: B

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](http://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.

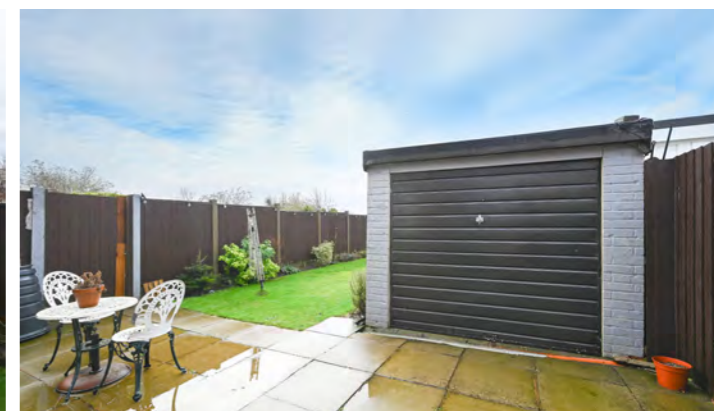
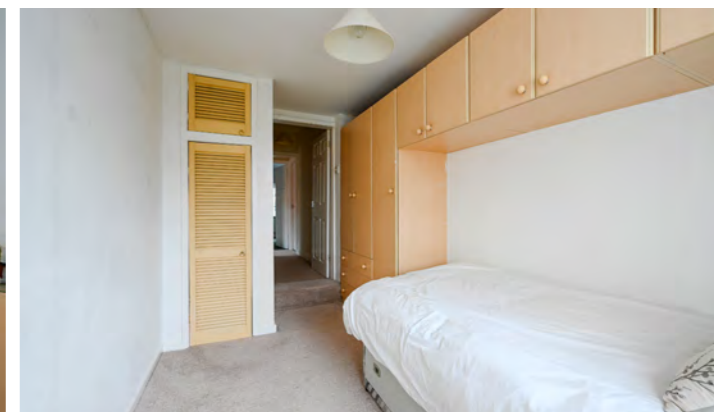


Nestled along Grimshaw Lane on the outskirts of the sought-after market town of Ormskirk, stands this delightful three-bedroom semi-detached home. Boasting a generous 1051 sq ft floor plan, this property offers spacious and comfortable living space, making it the perfect family home.

Upon entering, you are greeted by a welcoming hallway that leads to the well-proportioned lounge, which is bathed in natural light. The lounge features an attractive fireplace with a living flame fire and seamlessly flows into the open plan dining room, providing a flexible space for both formal entertaining and casual family meals. The kitchen is thoughtfully designed and offers ample storage and workspace for culinary enthusiasts. There is an array of fitted wall and base units with space for appliances, complementary tiling to the walls and access out into the gardens. Conveniently located on the ground floor, the bathroom ensures that the needs of every family member are met with ease, with a three-piece suite finished in classic white and comprising low level wc, wash hand basin and a panelled bath with shower over. Upstairs, you will find three generously sized bedrooms (two with fitted bedroom furniture) each providing a peaceful haven for rest and relaxation. Additionally, a handy two-piece WC on adds convenience and practicality to the home.

Stepping outside, the property boasts well-kept gardens with pleasant open aspects. The garden is mainly lawned with a paved patio adjacent to the property and a further timber decked patio at the end of the garden, both of which are very private and take full advantage of the sunny Southwest facing aspects - ideal spaces for outdoor entertaining and al fresco dining. To the front of the property there are again well-kept gardens along with extensive parking on the paved driveway which continues to the side of the property and a detached garage at the rear.

Ormskirk offers a delightful blend of historical charm and modern amenities. This vibrant town is a popular destination, both for its rich heritage and its bustling atmosphere. The picturesque town centre, with its iconic Clock Tower, standing proudly at its centre offers a diverse range of independent shops, boutiques, and quaint cafes, perfect for indulging in a spot of shopping or enjoying a leisurely afternoon coffee. The town is also a hub of educational excellence, with numerous highly regarded schools at both primary and secondary level, as well as Edge Hill University, known for its beautiful campus and outstanding teaching reputation. Transport links are also excellent, with direct train connections to Liverpool and Preston, making it an ideal location for commuters. The M58 motorway is easily accessible, allowing for convenient travel throughout the region.





KEY FEATURES

- Delightful Semi-Detached Home
- Three Bedrooms
- Circa 1051 Square Feet
- Fitted Kitchen
- Well-Kept Gardens
- Pleasant Open Aspects
- Driveway Parking
- Detached Garage



