

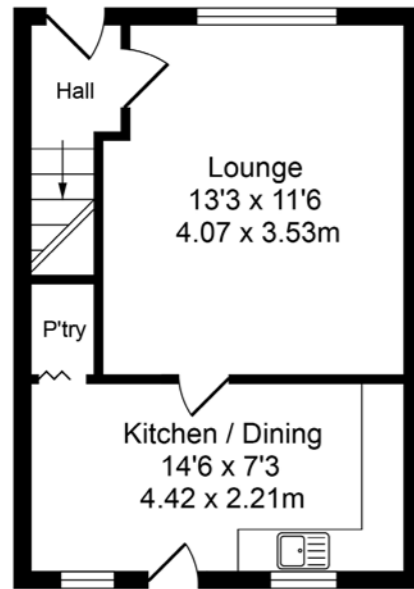


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

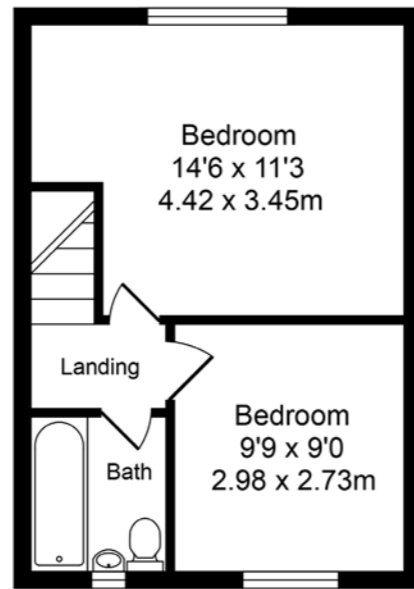
Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 616 Sq.ft. (57.2 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 308 Sq.Ft (28.6 Sq.M.)



**First Floor**  
 Approx. Floor Area 308 Sq.Ft (28.6 Sq.M.)



Tenure: We are advised by our client that the property is Freehold  
 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.

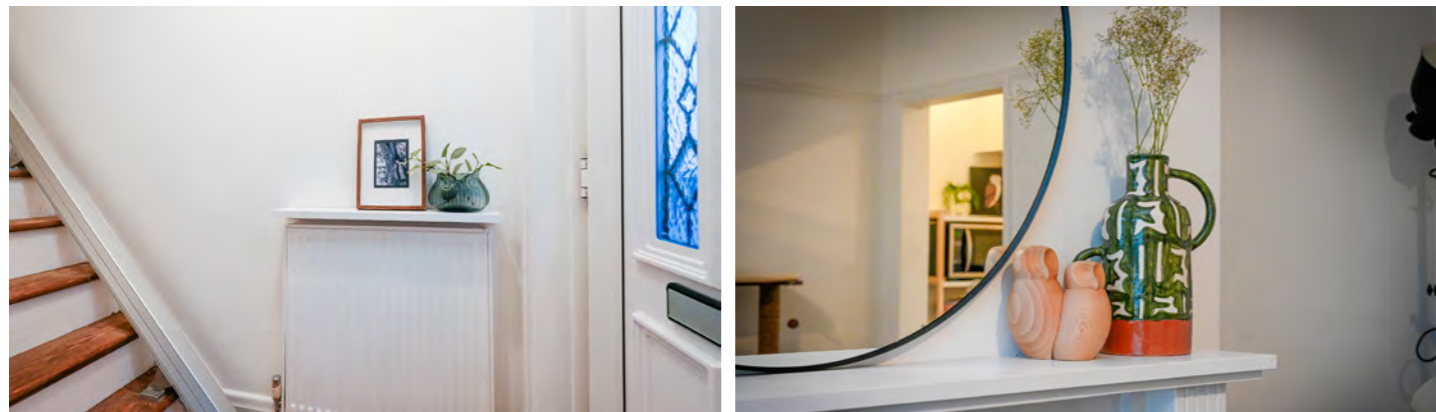


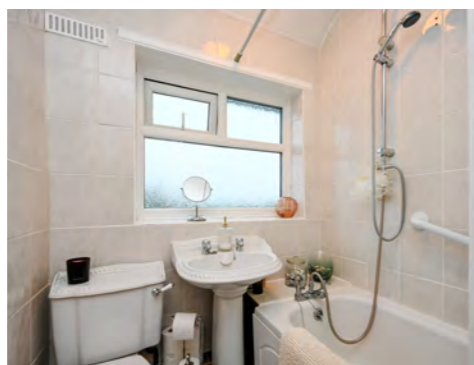
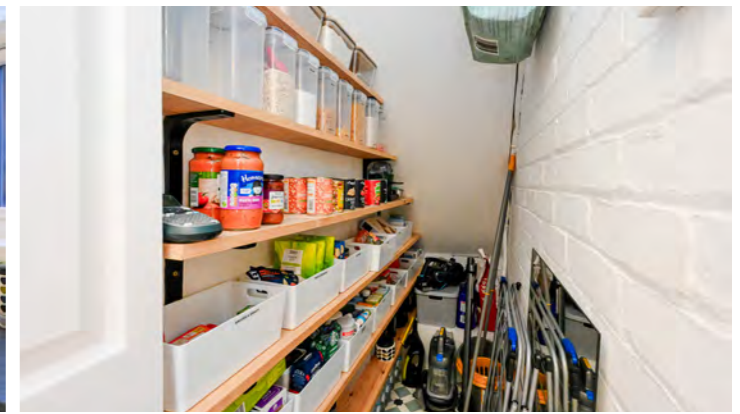
Situated in a highly sought-after location, this mid-terraced property offers the perfect combination of convenience and comfort. As you enter the home, you are greeted by a welcoming hallway that leads to the first floor via a staircase. The spacious lounge is a focal point of the property, featuring a charming fireplace that adds a touch of character and warmth. Continuing through, you'll find a well-appointed dining kitchen with a walk-in pantry, providing ample space for culinary adventures and everyday dining.

Upstairs, the property boasts two generous double bedrooms, offering comfortable and peaceful retreats for rest and relaxation. The family bathroom, finished in classic white, is complete with a bath and overhead shower, providing a refreshing bathing experience.

Outside, the front of the property showcases an extensive gravel driveway that offers convenient off-road parking for multiple vehicles. Meanwhile, the lengthy rear garden provides a serene escape from the hustle and bustle of everyday life. With a paved patio area, you can create an outdoor oasis perfect for entertaining guests or simply unwinding in the fresh air.

Ideally located in a sought-after area, this mid-terraced property is the epitome of comfortable living. Don't miss the opportunity to make it your own and enjoy a lifestyle that combines convenience with tranquillity. 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

- Mid-Terraced Home
- Two Double Bedrooms
- Circa 616 Square Feet
- Well-Appointed Dining Kitchen
- Large Rear Garden
- Driveway Parking
- Sought-After Location



