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 arnoldandphillips.com

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Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: D

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Arnold & Phillips are delighted to offer for sale this attractive three-bedroom semi-detached home nestled in a delightful location, just a stone's throw away from the vibrant heart of Ormskirk town centre. Boasting a thoughtfully designed floor plan, encompassing 1152 sq ft of living space, the property exudes a warm and inviting ambiance from the moment you step inside.

Situated well back from the main road, the exterior offers ample parking accentuated by gated access and a block paved driveway. As you enter the inviting hallway the tastefully finished interior is immediately evident with the welcoming living room featuring an attractive fireplace and a large bay window that floods the room with natural light. Adjacent to the living room is a spacious dining room - a lovely room with a cosy wood burning fire and pleasant aspects over the rear garden. The quality fitted kitchen offers a functional and stylish space with an array of wall and base units, ample workspace and integrated appliances and there's a convenient downstairs cloak/wc which completes the ground floor layout.

Upstairs, three generously sized bedrooms await, each offering comfortable retreats for rest and rejuvenation. The stylish bathroom, has a three-piece suite in classic white with stand-alone claw foot bath with shower over.

Externally the driveway to the front continues to the side of the property and to the rear there is a really good-sized garden with well kept lawned areas, planted borders and a patio area for outdoor dining, entertaining, or simply enjoying the outdoors.

The home rests a mere 0.8 miles from the vibrant centre of Ormskirk with its wide range of amenities with independent boutiques, charming cafes, and local shops lining the lively streets. The bustling market, held twice a week, is a highlight for locals and visitors alike, showcasing fresh produce, artisanal goods, and the vibrant spirit of the town.

Ormskirk also offers excellent educational facilities, including Edge Hill University, renowned for its academic excellence and beautiful campus. Families will appreciate the range of well-regarded local schools, ensuring quality education for children. Transportation links are also readily accessible, with regular train services connecting Ormskirk to major cities such as Liverpool and Preston. In summary, this immaculate home offers an appealing lifestyle for those seeking a charming and well-appointed residence set in a great location!





