

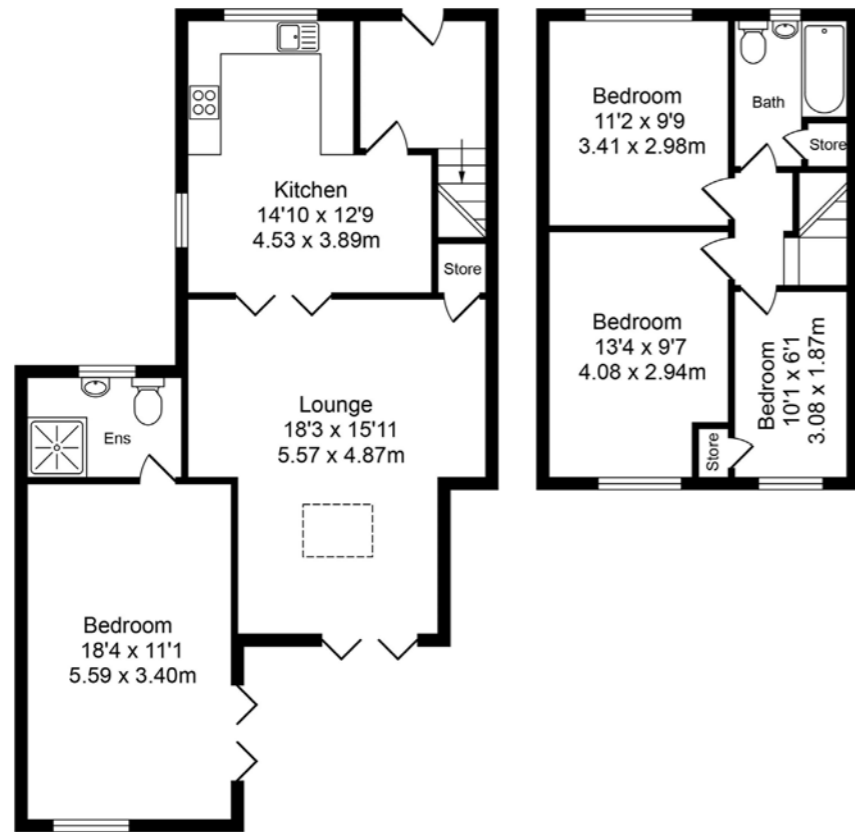


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1163 Sq.ft. (108.0 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 758 Sq.Ft (70.4 Sq.M.)

Upper Floor
 Approx. Floor Area 405 Sq.Ft (37.6 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.



This beautiful, extended four bed semi-detached home rests in a lovely position in a most desirable residential location and offers immaculate living space finished to a very high standard indeed with tasteful décor and quality fixtures and fittings on display throughout. The property has seen a whole host of improvements during our client's attentive tenure with the most notable changes being; the gorgeous modern dining kitchen, the fabulous extension to the rear, and most recently the front & side of the property being re-pointed, with replacement windows, and lighting.

The home's excellent floor plan provides a practical and flexible arrangement of living space and internal inspection will certainly not disappoint with accommodation briefly comprising entrance hallway, a beautiful light filled lounge with an attractive feature fireplace, quality wood flooring, Velux roof light, subtle neutral décor and French doors out into the rear gardens. The adjacent kitchen is large enough to incorporate a good-sized dining area which makes it a great room for entertaining, whilst the kitchen itself includes a stylish array of hi-gloss wall and base units with ample workspace and quality integrated appliances including a double oven, induction hob, dishwasher and fridge. The ground floor is rounded off with a gorgeous double bedroom which also has French doors out into the gardens and includes a modern three-piece en-suite shower room finished in classic white with contemporary tiling to the walls.

On the first floor the homes private spaces continue with a further three delightful bedrooms, two of which are good sized doubles with the single bedroom currently utilised as a home office/study. The family bathroom affords a three-piece suite, again in white with low level WC, pedestal wash hand basin and a panelled bath with shower over - complementary tiling completes the look.

The property rests on a lovely plot with plenty of parking on the paved forecourt and on the driveway to the side elevation. The front and rear gardens are low maintenance with the rear being very private and benefitting from a paved patio area which is just perfect for outdoor dining and entertaining. Set in a highly regarded residential area the property rests in a convenient position and has easy access to Ormskirk with its many excellent amenities. There are also a number of first-class local schools along with good access to public transport facilities. Other benefits of this fabulous home include gas central heating and double glazing.





KEY FEATURES

- Beautiful Semi-Detached Home
- Four Bedrooms
- Circa 1163 Square Feet
- Stylish Fitted Kitchen with Quality Integrated Appliances
- Beautiful Lounge with Velux Roof Light
- Private Rear Garden with Paved Patio Area
- Ample Driveway Parking



