



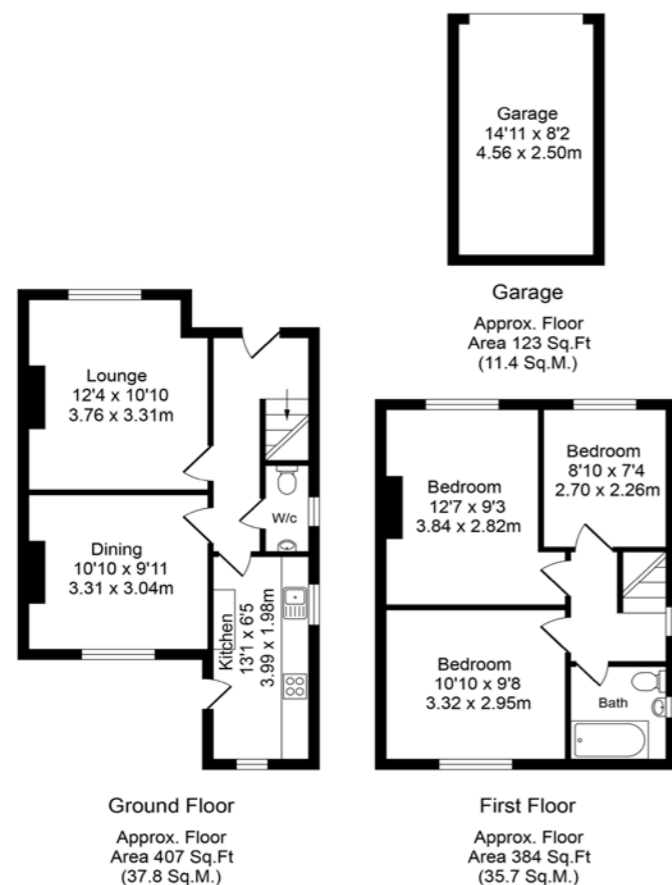
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ARNOLD & PHILLIPS  
ESTATE AGENTS

### Total Approx. Floor Area 914 Sq.ft. (84.9 Sq.M.)

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



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.  
Tenure: Leasehold  
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](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.

THE LUXURY PROPERTY SPECIALISTS

Colinmander Gardens, Ormskirk  
Asking Price £235,000



A versatile semi-detached property is available for purchase, suitable for use as a business opportunity or family home. It is currently operating as a popular student/young professional accommodation generating a reliable high annual yield for over 20 years. The property which spans approximately 914 square feet has had a new roof with insulation and all tests are complete for electrics and gas, the fire alarm and burglar alarm are serviced and the property is fully double glazed. The modern combi boiler is relatively new and has also had regular and up to date tests. Most furniture items will be included in the sale if needed, which are double beds, chest of drawers, wardrobes, sofas, fridge freezer and washing machine.

The home comprises of entrance hallway with downstairs cloaks/WC and then proceeds into a lounge, separate dining room and a galley kitchen. The lounge and dining room are currently being used as bedrooms.

Upstairs are three further bedrooms, two doubles and a three piece bathroom with bath and overhead shower.

Externally there is a garden at the front with driveway parking and a detached modern garage. The rear has a well maintained garden with lots of mature plants and shrubs and plenty of space to sit and relax or entertain friends and family.

This semi detached home occupies a delightful position with front aspects over a pleasant green space and a interesting view to the rear of Blackpool, and on a clear day you can see the 'Big One' at the Pleasure Beach. Amenities are a short walk away to a cafe, post office and convenience store and Ormskirk is not to far away with its restaurants and pubs and bars.





KEY FEATURES

- Semi Detached Property
- Circa 914 Square Feet
- Driveway Parking
- Garage
- Great Business Opportunity or Family Home
- Lovely Aspect







