



Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1584 Sq.ft. (147.1 Sq.M.)

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



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

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.



Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this spacious four-bedroom detached family home, residing attractively along the popular Holborn Drive in Ormskirk, West Lancs.

Ideally positioned this versatile property is brimming with an abundance of potential and enjoys a breathtaking uninterrupted outlook over the rolling countryside to the rear. With Ormskirk Town Centre residing in close proximity offering a host of local amenities, superb transport and commuter links are also provided with the local bus and rail station within easy reach. With several highly regarded primary and secondary schools, this property would be ideal for working professionals and families alike.

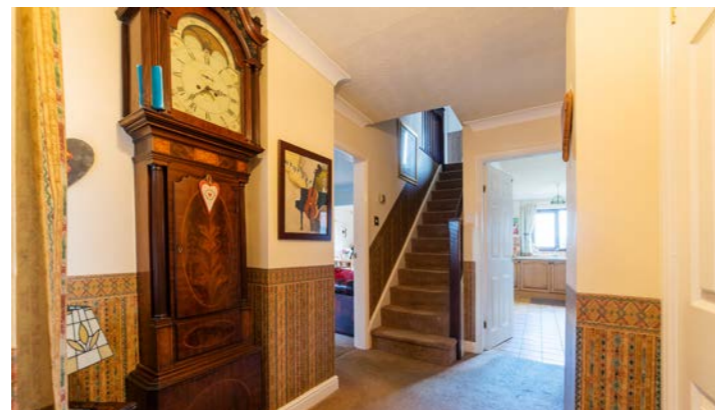
Approached via a private driveway which approaches a double garage, providing off-road parking for multiple vehicles, access is granted via the main front entrance porch, with one received into a brightly lit entrance hallway.

The ground floor enjoys three spacious reception rooms, with the main living room being of a particularly good size, as well as traditional wooden fitted dining kitchen, which provides an array of wall, base and tower units. A range of integrated appliances and contrasting work surfaces are provided, as is an ample dining area. A handy utility room leads off from the kitchen, with the ground floor accommodation completed with a front office which could also be re-purposed as a snug or playroom if required.

The first floor has four well-proportioned family bedrooms, all of which are of a good size and enjoy a pleasant outlook over the surrounding area, with the main bedroom benefitting from en-suite bathroom facilities and a selection of integrated wardrobes and storage facilities provide to the majority of bedrooms. The property is well served by the main family bathroom which provides bath, WC and wash hand basin, with a traditional tiled design.

Externally the rear of the property has been beautifully landscaped and enjoys a stunning outlook over the surrounding countryside. A spacious patio terrace extends around the rear of the property and provides an ideal space in which to entertain whilst a centrally turfed lawn is bordered by a range of trees, shrubs and plants.

Extending to a generous 1,584 square feet of living accommodation and benefitting from gas central heating and double glazing throughout internal inspection is highly advised to fully appreciate all on offer within.



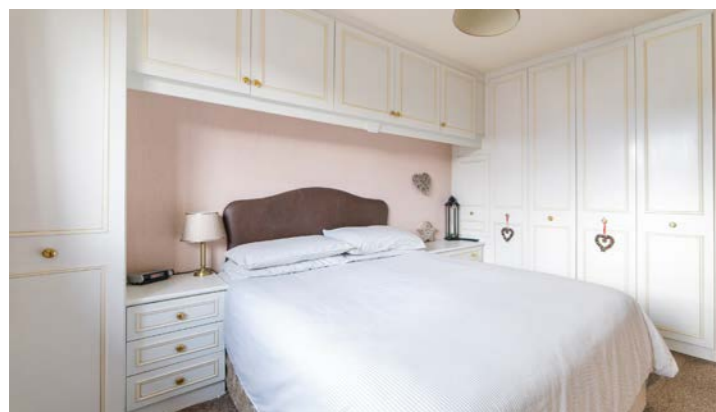
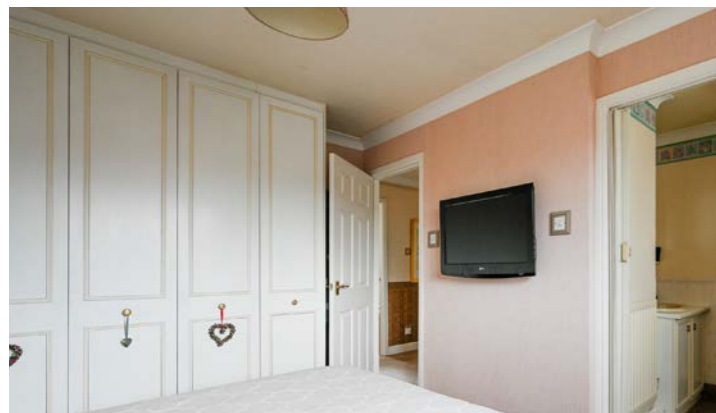


KEY FEATURES

- Spacious Detached Family Home
- Four Bedrooms (Master With En-Suite)
- Circa 1584 Square Feet
- Three Reception Rooms
- Traditional Dining Kitchen
- Double Garage & Off Road Parking
- Beautifully Landscaped Garden With Stunning Outlook









THE LUXURY PROPERTY SPECIALISTS

Holborn Drive, Ormskirk

A&P