

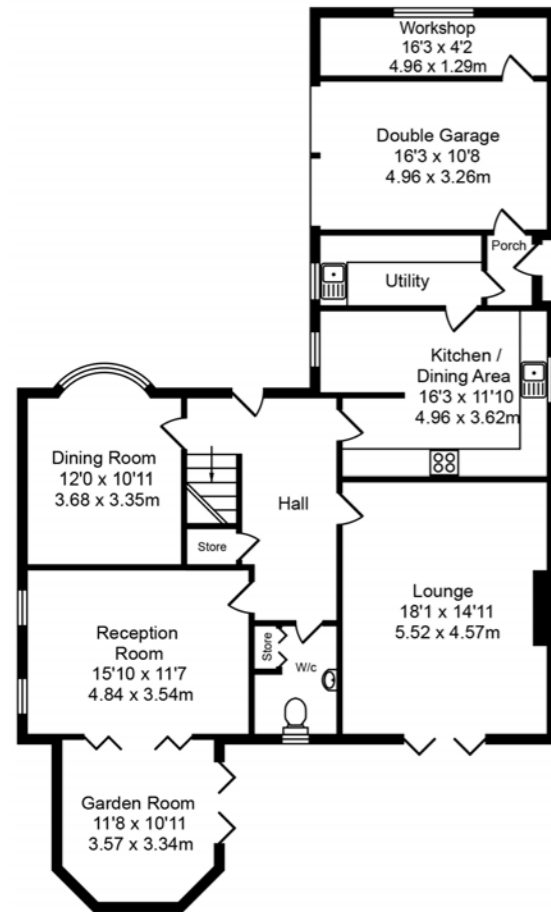


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

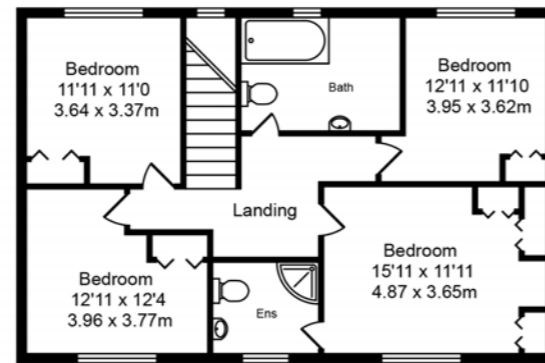
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 2371 Sq.ft. (220.2 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 1474 Sq.Ft (136.9 Sq.M.)



First Floor
 Approx. Floor Area 897 Sq.Ft (83.3 Sq.M.)



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

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 and Phillips are pleased to bring to market an exciting opportunity to acquire this four-bedroom detached family home, residing within the private Woodlands Close off Ruff Lane in Ormskirk, West Lancs.

Privately positioned this well-rounded property is located within walking distance of Ormskirk Town Centre, with its varied selection of local amenities and independent retailers. Superb transport and commuter links are further provided, with the local rail station also within walking distance. With several highly regarded primary and secondary schools falling nearby, alongside the local university, this property would be ideal for working professionals and families alike.

Approached via a private driveway providing an abundance of off-road parking, access is granted via the main front entrance porch. The ground floor of this spacious executive home provides four spacious main reception rooms and enjoys a pleasant outlook over the surrounding area. A fitted dining kitchen with adjoining utility room resides centrally and provides an array of wall, base and tower units, featuring a range of integrated appliances and stylish contrasting work surfaces. The rear of the property enjoys an integrated double garage and adjoining workshop. Full planning permission has been granted for a side rear extension at the property, with further information available within the office.

The first floor enjoys four well-proportioned family bedrooms, all of which are double in size and all providing fitted wardrobes and integrated storage facilities, with the main bedroom enjoying tiled en-suite bathroom facilities. The property is well served by a traditional tiled family bathroom which provides bath with overhead shower, WC and vanity wash hand basin.

Externally the rear garden is not overlooked and is beautifully established, bursting with an assortment of established plants, trees and shrubs. Much loved over the years this meticulously tended rear garden enjoys a centrally turfed lawn, picturesque koi pond and extensive patio terracing which extends around the exterior of the property and provides an ideal place in which to entertain and dine alfresco. Extending to a generous 2,371 square feet of living accommodation and enjoying gas central heating, double glazing and abundance of future potential throughout as well as benefiting from full planning permission to extend, internal inspection is highly advised to fully appreciate all an offer within this magnificent family home.





KEY FEATURES

- Detached Family Home
- Four Bedrooms
- Circa 2371 Square Feet
- Fitted Dining Kitchen
- Four Spacious Reception Rooms
- Beautifully Established Rear Garden
- Integrated Double Garage
- Driveway Parking
- Full Planning Permission to Extend
- Premium Location



