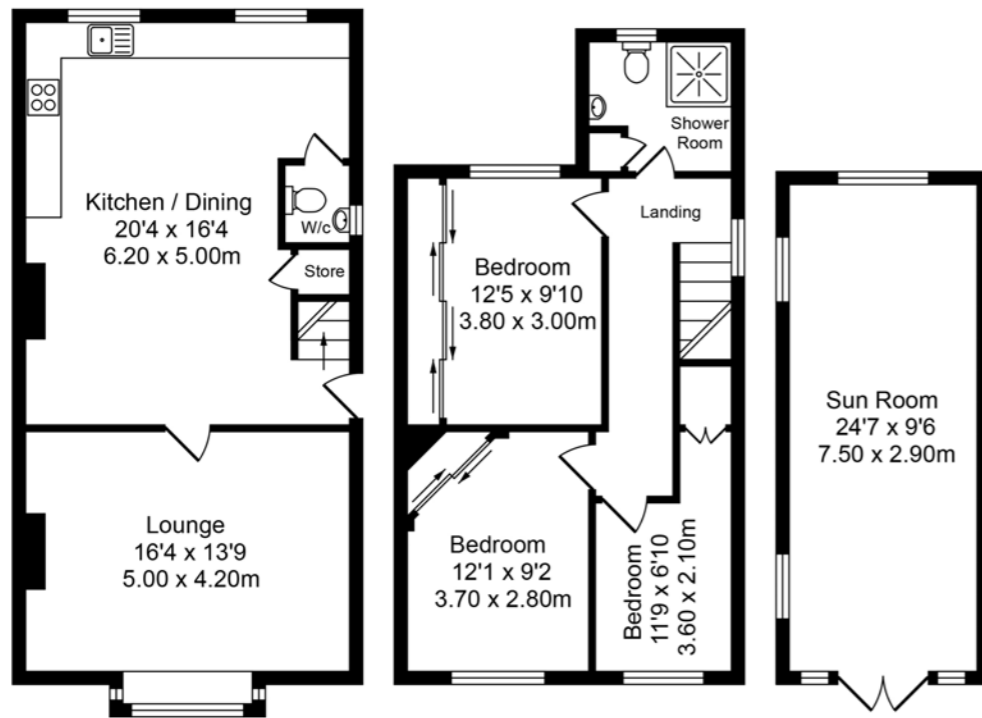




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1243 Sq.ft. (115.4 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 549 Sq.Ft (51.0 Sq.M.)

First Floor
 Approx. Floor Area 459 Sq.Ft (42.6 Sq.M.)

Garage
 Approx. Floor Area 235 Sq.Ft (21.8 Sq.M.)



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

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 & Philips are pleased to bring to market an opportunity to acquire this renovated three-bedroom semi-detached family home, residing attractively along the semi-rural Asmall Lane in Ormskirk, West Lancs.

Ideally positioned this vibrant property resides within close proximity to a host of local amenities and independent retailers, whilst also enjoying superb transport and commuter links thanks to the nearby rail station. With several highly regarded primary and secondary schools also residing nearby, this property would be ideal for working professionals and families like.

With a contemporary rendered front facade, the property is approached via a private driveway providing off-road parking for multiple vehicles. The ground floor enjoys a well-presented front living room, with an equally well-proportioned open plan dining kitchen residing to the rear of the property. With an array of wall, base and tower units, a range of integrated appliances and stylish contrasting work-surfaces are provided.

The first floor enjoys three well-proportioned family bedrooms all of which are decorated to a high level and enjoy a pleasant outlook over the surrounding. The property is well-served by a fully tiled family bathroom, providing walk in shower, WC and vanity wash hand basin.

Externally the property enjoys a stunning uninterrupted outlook over the countryside to the rear. A good-sized garden houses a detached summerhouse which would be ideal as a home office, gym or entertainment room. With a centrally turfed lawn and spacious patio terrace ideal for entertaining, internal inspection of this stylish property is highly advised to fully appreciate all on offer within.

