

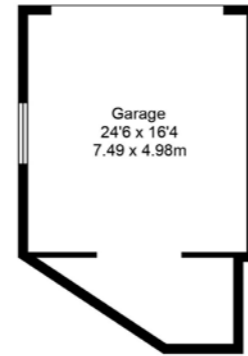


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

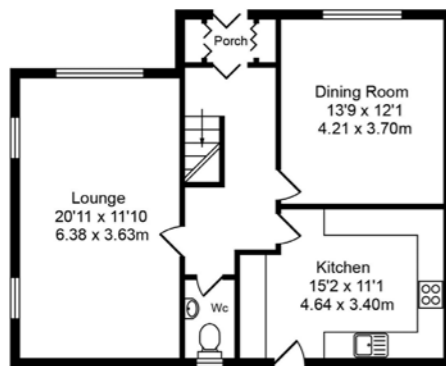
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1758 Sq.ft. (163.5 Sq.M.)

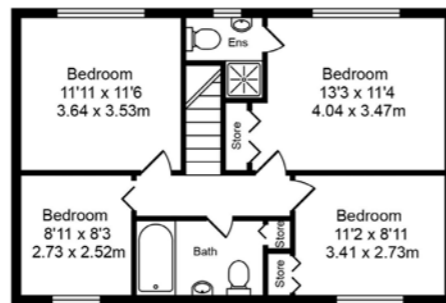
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Garage
 Approx. Floor Area 359 Sq.Ft (33.4 Sq.M.)



Ground Floor
 Approx. Floor Area 745 Sq.Ft (69.3 Sq.M.)



Upper Floor
 Approx. Floor Area 654 Sq.Ft (60.8 Sq.M.)



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

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 four bedroom detached home rests in a lovely position in a highly desirable location within easy reach of Ormskirk town centre and within the catchment area for a number of highly regarded local schools. The property affords an excellent floor plan extending to just shy of 1400 square feet with the detached double garage offering a further 359 square feet. Internal inspection is highly recommended and will reveal well-presented family living spaces arranged over two in inviting levels.

Brief accommodation highlights include entrance porch, a welcoming reception hallway, a handy downstairs cloaks/WC, a lovely light filled lounge with triple aspects, an attractive feature fireplace and French doors leading out into the gardens. Just across the hallway is a formal dining room and the kitchen which has recently been renewed by our clients to provide an attractive array of quality fitted units with ample workspace, Butcher's block worktops, integrated appliances, wooden flooring, space for an American style fridge freezer and plenty of room to dine.

On the first floor there are four well-proportioned bedrooms with the master bedroom having a modern three-piece en-suite shower room in classic white. The three further bedrooms are served by a three-piece bathroom which has also recently been upgraded by our clients to feature a stylish three-piece suite in white with low level wc, vanity wash hand basin and a panelled bath with shower over - complementary tiling completes the look.

Outside there are gardens to the front and rear together with extensive driveway parking, a gravelled forecourt and driveway which continues to the side elevation and the gated access to the double garage at the rear. The rear is also private, fully enclosed and includes a large patio area and well-kept lawns. Other benefits of this lovely home include gas central heating and double glazing. The area is extremely desirable and ideal for the commuter with the railway station on hand and the M58 motorway is just a short drive.



