



Ormskirk: 01695 570102  
 Southport: 01704 778668

Parbold: 01257 442789  
 Chorley: 01257 241173  
 arnoldandphillips.com

37 Stanley street



Total Area: 82.8 m<sup>2</sup> ... 891 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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.



Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this two-bedroom mid-terraced property, residing along the popular Stanley Street in Ormskirk, West Lancs.

Nestled attractively in the heart of Ormskirk, this versatile property offers easy access to the town centre and its array of local amenities. Plus, superb transport and commuter links are provided by the nearby rail station, ensuring convenience for residents.

Though requiring a full course of cosmetic modernisation, the potential of this property is abundant and unmistakable. Extending to a generous 891 square feet of living space, the ground floor features two large main reception rooms, both centred around fireplaces, adding character and charm to the space. Towards the rear, you'll find a fitted traditional kitchen, waiting to be transformed into a modern culinary haven.

Upstairs, the first floor accommodates two large double bedrooms, offering ample space for rest and relaxation. The large family bathroom completes the first-floor layout, featuring a bath with overhead shower, WC, and wash hand basin.

Externally, the property offers a spacious patio terrace, perfect for extending the living space or entertaining guests. A well-tended rear lawn provides a tranquil retreat that's not directly overlooked, surrounded by established greenery.

Ideal for investors, first-time buyers, and working professionals alike, this property presents an excellent opportunity to create a home tailored to your tastes and needs. Early viewing is highly recommended to avoid disappointment. Contact Arnold & Phillips today to arrange your viewing and unlock the potential of this Ormskirk gem.





KEY FEATURES

MID TERRACED PROPERTY

BRIMMING WITH POTENTIAL

TWO DOUBLE BEDROOMS

CIRCA 891 SQ FT

TWO RECEPTION ROOMS

POPULAR LOCATION



