

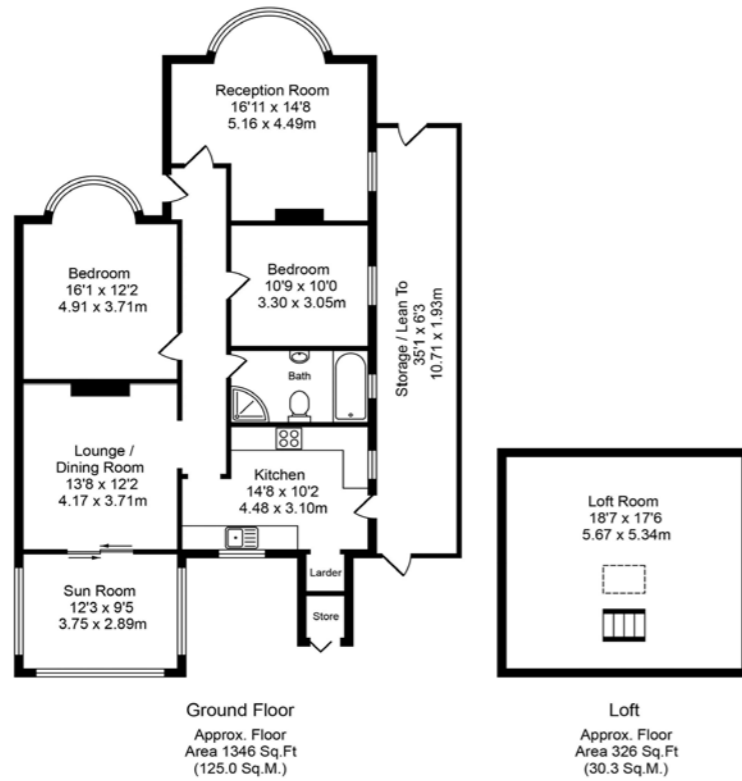


**Chorley:** 01257 241173  
**Ormskirk:** 01695 570102

**Parbold:** 01257 442789  
**Southport:** 01704 778668  
 arnoldandphillips.com

**Total Approx. Floor Area 1672 Sq.ft. (155.3 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 Freehold Council Tax Band: D

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.





This two-bedroom detached true bungalow is situated in a pleasant spot within a highly desirable residential location. It is positioned on a good-sized private plot with sunny southwest facing aspects to the rear. The property has also been tastefully presented and impeccably maintained throughout by our client

Spanning an impressive 1672 sq ft, the home's floor plan includes a boarded out loft room and ample exterior storage space to the side of the property. Internal inspection is highly recommended, as it will reveal a range of highlights. The reception hallway provides a welcoming entrance, leading to a light and bright lounge featuring a lovely bay window and an attractive feature fireplace. Towards the rear of the property, there is a second living room that offers enough space for a dining table. This room provides access to a sunroom, which, in turn, leads out to the gardens through French doors. This arrangement creates a fabulous space for entertaining.

The kitchen is well-appointed with an array of wall and base units, ample workspace, integrated appliances, and additional space for appliances. The private spaces of the property consist of two good-sized bedrooms and a modern four-piece bathroom, featuring classic white fixtures and complementary tiling.

Externally, the property boasts well-maintained gardens at the front and rear. The front garden is gravelled for ease of maintenance and provides additional parking in addition to the driveway. The rear garden features well-kept lawns, neat planted borders, a greenhouse, and patio areas for outdoor dining.

The property is located in a pleasant position within walking distance of Ormskirks charming town centre. With its rich history, picturesque surroundings, and vibrant community, Ormskirk offers a delightful living experience. Transport links in are also excellent, with regular train services connecting the town to Liverpool, Manchester, and other major cities. The M58 motorway is easily accessible, providing convenient road connections to the wider region.







#### KEY FEATURES

- Detached True Bungalow
- Circa 1672 Square Feet
- Two Double Bedrooms
- Spacious Loft Room
- Two Reception Rooms
- Sun Room
- Driveway Parking
- Well Maintained Rear Garden
- Great Location













