

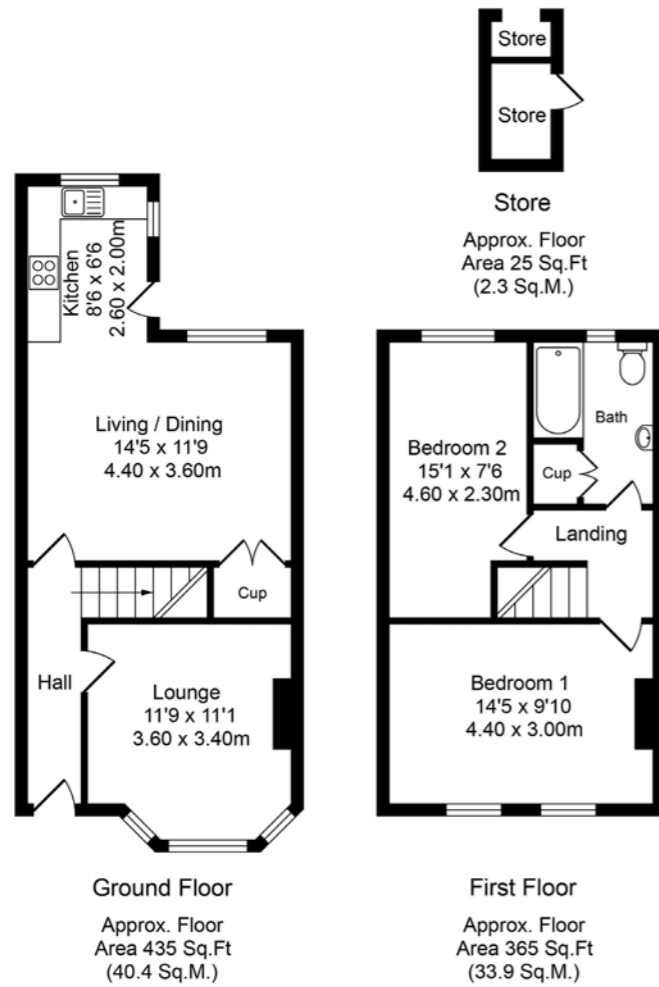


Ormskirk: 01695 570102  
 Southport: 01704 778668

Parbold: 01257 442789  
 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 825 Sq.ft. (76.6 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: 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 introduce this charming two-bedroom mid-terrace property, ideally situated along the sought-after Halsall Lane in the heart of Ormskirk, West Lancs. Boasting a prime location with close proximity to reputable schools, a variety of amenities, and excellent transport links, this home offers convenience and comfort for its residents.

The ground floor welcomes you with a spacious bay-fronted main living room, centred around a modern feature fireplace, creating a cosy ambience for relaxation and gatherings. Moving towards the rear of the property, you'll find a large open-plan dining kitchen with a family living area. The self-contained kitchen is equipped with wall, base, and tower units, integrated appliances and contrasting work surfaces, while the ample dining/living area is bathed in natural light through a large picture window.

Upstairs, two spacious double bedrooms await, both finished to a good neutral standard, providing comfortable retreats for rest and relaxation. The main family bathroom, also located on this floor, features a bath with overhead shower, WC and wash hand basin, all complemented by a clean tiled design.

Outside, a private enclosed garden courtyard awaits, block paved and well-presented, providing an ideal space for outdoor entertaining and relaxation.

Spanning a generous 825 square feet and benefiting from gas central heating and double glazing throughout, this flexible property is ideal for first-time buyers, working professionals and investors alike. Don't miss out on the opportunity to make this your new home!





KEY FEATURES

CHARMING MID-TERRACED  
PROPERTY

TWO BEDROOMS

OPEN PLAN KITCHEN/  
FAMILY LIVING AREA

TASTEFUL NEUTRAL DECOR  
THROUGHOUT

PRIVATE ENCLOSED GARDEN  
COURTYARD

SOUGHT AFTER & CONVENIENT  
LOCATION



