



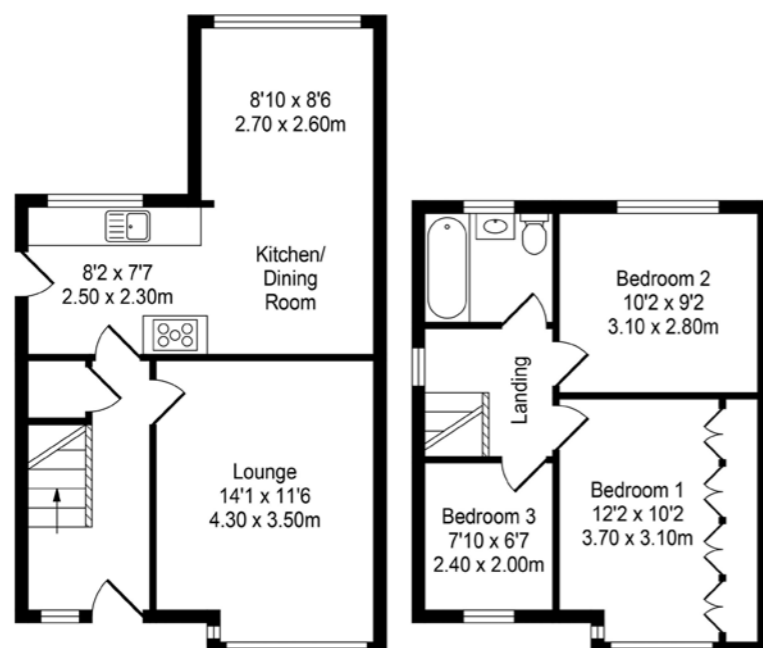
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 820 Sq.ft. (76.22 Sq.M.)

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



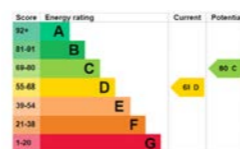
Approx. Floor Area 460 Sq.Ft (42.78 Sq.M.)

Approx. Floor Area 360 Sq.Ft (33.44 Sq.M.)



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.
Tenure: Freehold
Council Tax Band: C

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.



THE LUXURY PROPERTY SPECIALISTS

Ludlow Drive, Ormskirk
Offers in Excess of £215,000



Arnold and Phillips are delighted to bring to market an opportunity to acquire this three-bedroom semi-detached property, residing attractively along the popular Ludlow Drive in Ormskirk, West Lancs.

Ideally positioned, this versatile property resides within close proximity to Ormskirk Town Centre, complete with its varied selection of local amenities, superb transport and commuter links via the local rail station and several highly regarded primary and secondary schools.

Approached via a private driveway providing off road parking for multiple vehicles, access is granted into the main front entrance hallway. The front of the property enjoys a brightly lit main living room which is centred around a modern feature fireplace. The rear of the property has been extended and enjoys a well fitted modern shaker kitchen, providing an array of wall, base and tower units and featuring a range of integrated appliances and stylish contrasting work surfaces. An ample dining area is provided which extends through to a second living area overlooking the rear garden beyond.

The first floor enjoys three well-proportioned bedrooms, two of which are double in size, with the main bedroom providing fitted wardrobes and storage facilities. The property is well served by a tiled modern bathroom which enjoys bath with overhead shower, WC and vanity wash hand basin. The loft has also been converted so this could potentially be an extra bedroom or office.

Externally the rear of the property houses a private garden which has been fully flagged for ease of maintenance and is bordered by a range of established bushes and plants.

Extending to around 820 square feet of living accommodation and enjoying gas central heating and double glazing throughout, internal inspection is highly advised to fully appreciate all an offer within.





KEY FEATURES

- Semi Detached Property
- Three Bedrooms
- Circa 820 Square Feet
- Open Plan Dining Kitchen
- Driveway Parking
- Good Sized Rear Garden
- Close to Town Centre
- Popular Location







