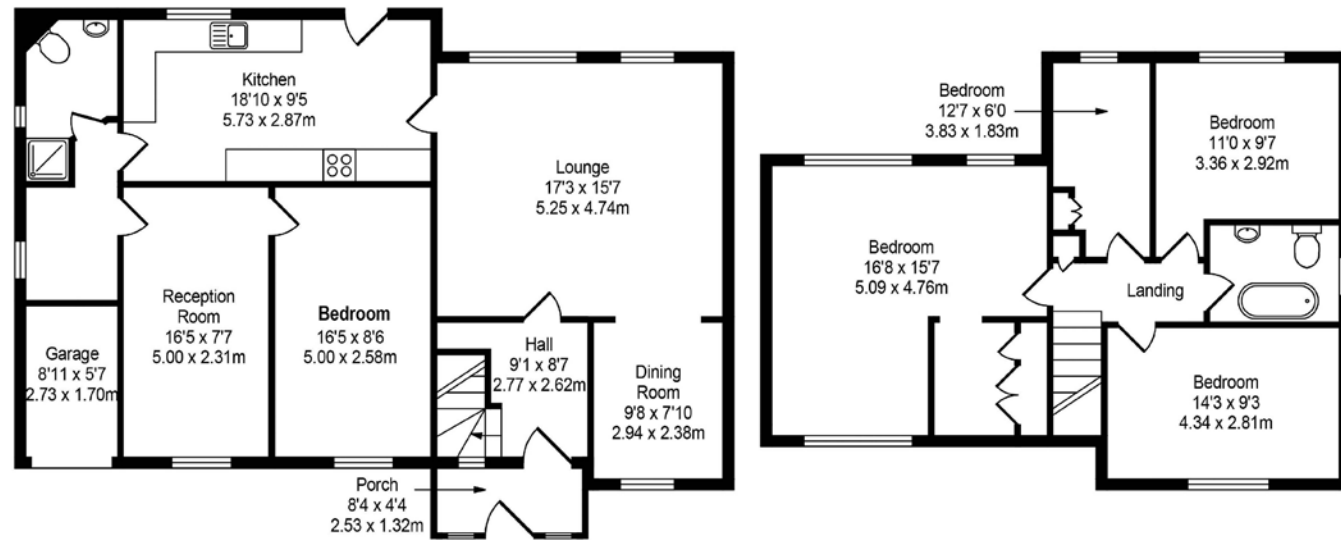




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1841 Sq.ft. (171.0 Sq.M.)

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



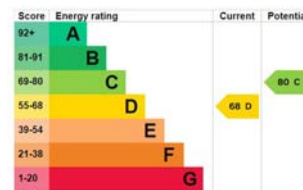
Approx. Floor Area 1130 Sq.Ft (104.99 Sq.M.)

Approx. Floor Area 711 Sq.Ft (66.01 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold.
 Term of Lease: 999 Years from [date to be confirmed]
 Ground Rent: £18.50 per annum.
 Council Tax Band: E

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. 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.



Nestled in a lovely position along Nursery Avenue in Ormskirk, this delightful 5-bedroom detached residence offers a private and peaceful setting situated on a good sized plot adjacent to open green space. The property also provides an impressive floor plan covering over 1840 square feet of fabulous family living space arranged over two inviting levels.

Upon entering, it becomes immediately apparent that this property has been meticulously maintained, with immaculate living spaces that are tastefully decorated and finished with high-quality fixtures and fittings. The interior is also flooded with natural light, creating a warm and inviting atmosphere that continues throughout the home.

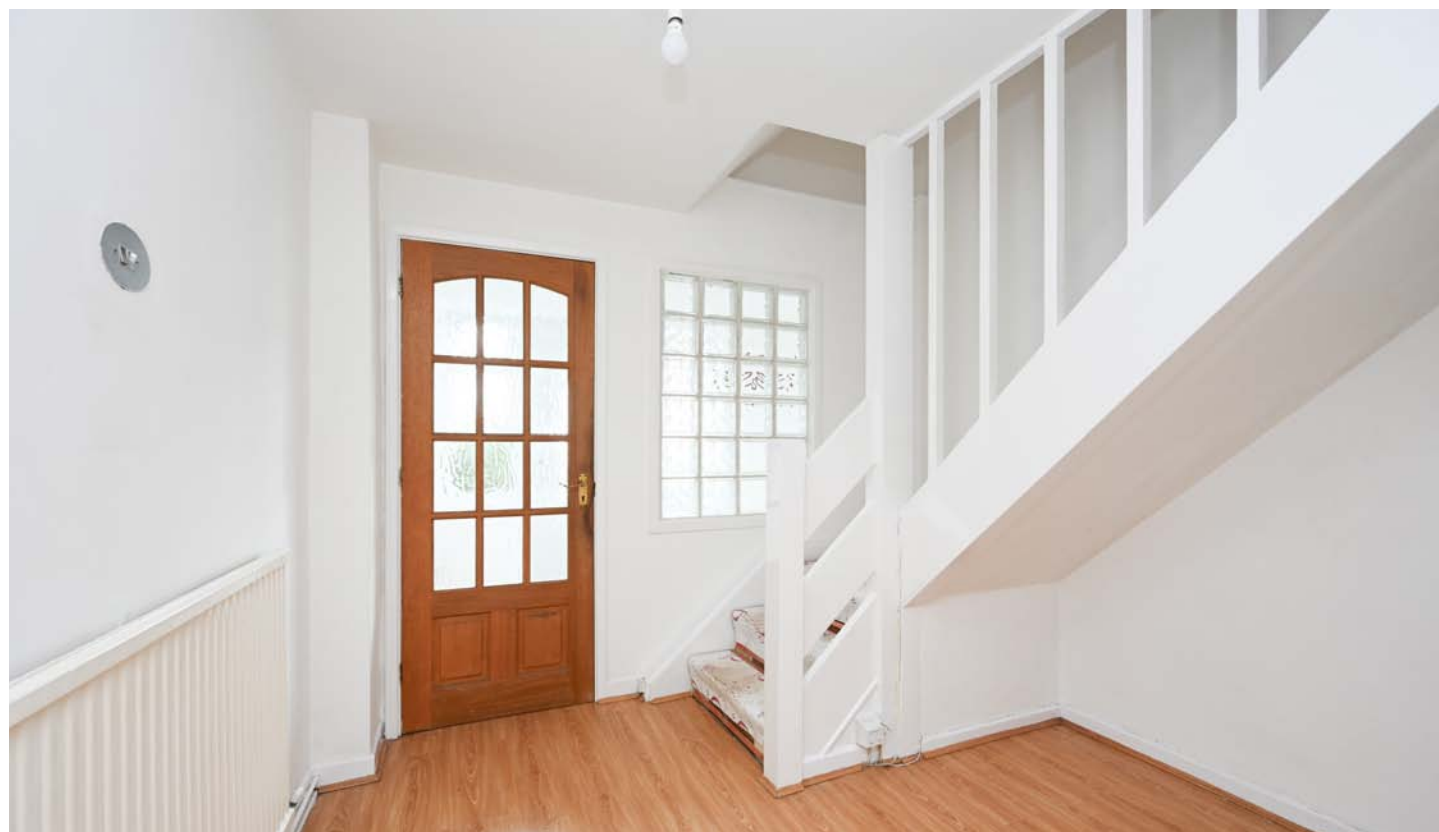
The flexible living spaces include a welcoming reception hallway, leading to a spacious lounge that features a multi-fuel log burner, perfect for cosy evenings by the fire. The lounge seamlessly flows into the dining room, creating a great family space that is also ideal for formal entertaining. The modern kitchen is a chef's dream, offering an array of high-quality wall and base units finished in high gloss white, it also boasts ample workspace, a breakfast bar, and integrated appliances including an oven, hob, dishwasher, and fridge.

The ground floor continues to impress with a further reception room, providing versatility for various needs. There is a downstairs double bedroom, perfect for guests or as a home office. Additionally, a practical utility room and a convenient three-piece shower room, fully tiled and finished in classic white, complete the ground floor.

Moving upstairs, the first floor reveals four further bedrooms and a family bathroom. The master bedroom stands out with its generous size and features a large walk-in wardrobe, providing ample storage space. The family bathroom showcases a contemporary three-piece suite, again in white, with a low-level WC, vanity basin, and a freestanding bath. The bathroom is beautifully finished with complementary tiling on the walls and floor, completing the overall look.

Externally, the property offers gardens to the front, along with ample driveway parking and access to a single garage, ensuring convenience for residents. The rear garden is a true haven, fully enclosed and offering a high level of privacy. It provides fantastic space for outdoor entertaining, with two lovely patio areas and well-kept lawns surrounded by mature planted borders.

Conveniently located in Ormskirk, this property offers an excellent opportunity for families seeking a home close to well regarded schools and for those who commute, the property's close proximity to the railway station is a significant advantage. In summary, this 5-bedroom detached residence presents a wonderful opportunity for families seeking a spacious and well-appointed home with flexible accommodation in a much sought after location.





KEY FEATURES

SPACIOUS DETACHED RESIDENCE

FIVE BEDROOMS

CIRCA 1840 SQ FT

TASTEFULLY PRESENTED THROUGHOUT

MODERN FITTED KITCHEN

PRIVATE REAR GARDEN

AMPLE OFF ROAD PARKING & GARAGE







