

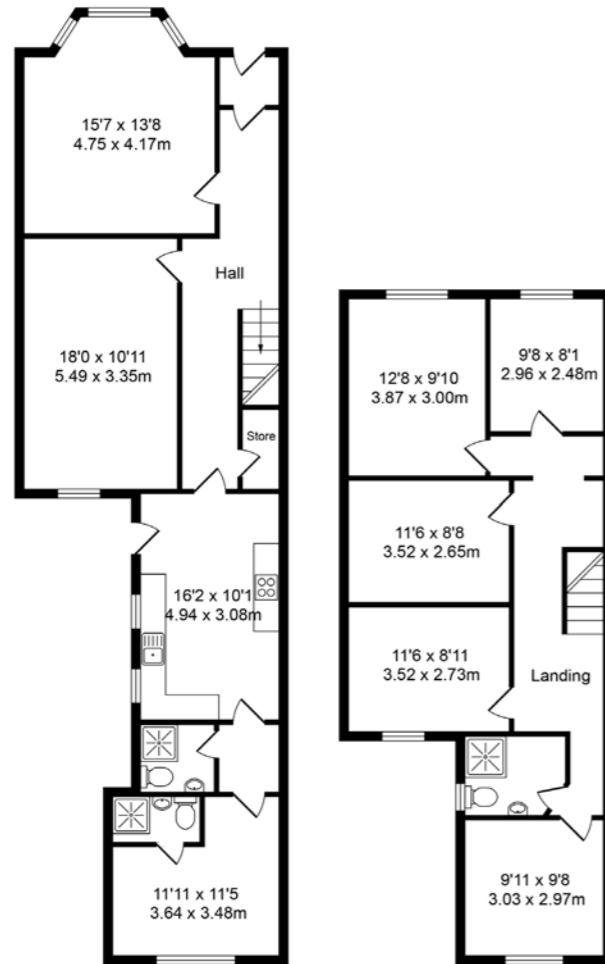


Ormskirk: 01695 570102
 Standish: 01257 422228
 arnoldandphillips.com

Chorley: 01257 241173
 Southport: 01704 778668

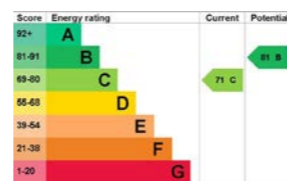
Total Approx. Floor Area 1673 Sq.ft. (155.4 Sq.M.)

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: 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.



Arnold & Phillips are pleased to bring to market an enticing investment opportunity to acquire this seven-bedroom semi-detached property, residing attractively along the popular Wigan Road in Ormskirk, West Lancs.

Offered with tenants in-situ by students for the upcoming academic year, this impressive property boasts spacious interiors and well-maintained exteriors. Situated in the heart of Ormskirk Town Centre, with convenient access to Edge Hill University, local rail station, and amenities, this property promises lucrative rental returns with real potential for further growth.

Internally this property features a modern central kitchen equipped with modern amenities and sleek finishes. Two contemporary shower rooms complement the seven bright, secure and individually lockable bedrooms. A spacious central living area is provided and decorated to a good neutral level throughout.

With gas central heating, double glazing and scope for increased yields, this compelling investment proposition is not to be missed. Further information pertaining to the yields and financial information can be obtained via or office. Schedule an internal inspection today for a closer look at this promising addition to your portfolio.





KEY FEATURES

- Enticing Investment Opportunity
- Offered with Tennants In-Situ
- Semi-Detached Property
- 7 Bedrooms
- Circa 1673 Square Feet
- Modern Kitchen
- 2 Shower Rooms
- Central Ormskirk Location



