

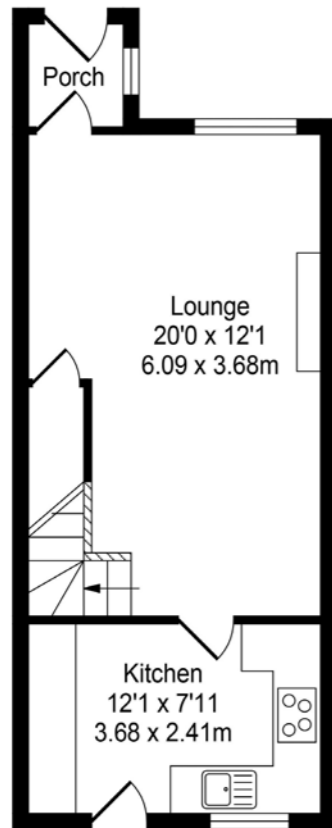


Ormskirk: 01695 570102
 Southport: 01704 778668

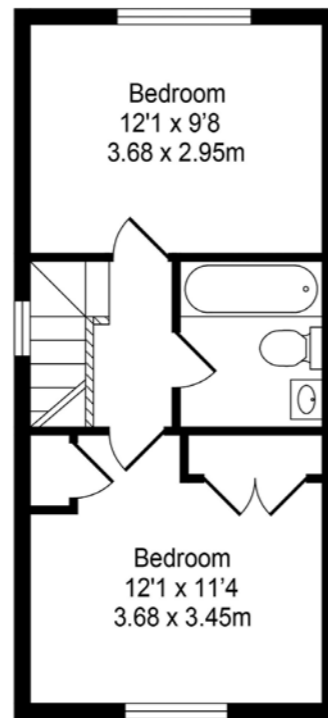
Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 703 Sq.ft. (65.32 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 361 Sq.Ft (33.50 Sq.M.)



Approx. Floor Area 343 Sq.Ft (31.82 Sq.M.)



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 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.



Arnold & Phillips are pleased to present this stylishly renovated two-bedroom semi-detached property, nestled in the sought-after Rosecroft Close in Ormskirk, West Lancs.

Boasting a vibrant location, this property offers easy access to Ormskirk town centre and its diverse array of amenities, with the local rail station nearby for convenient commuting and transport links. Several reputable schools also reside nearby.

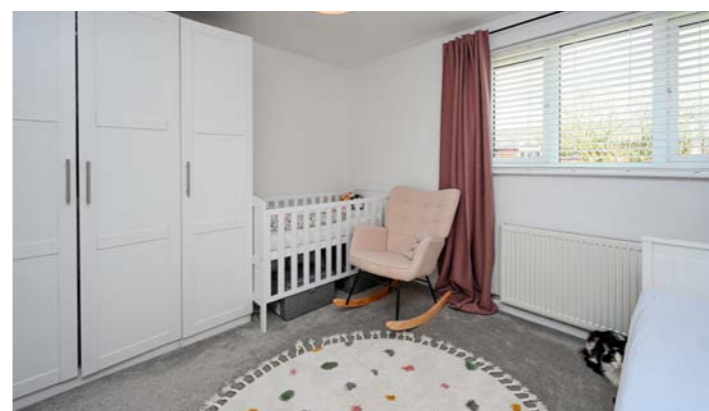
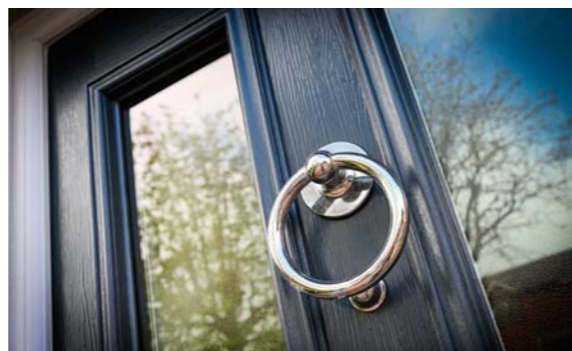
Finished to a high decorative standard and featuring a new kitchen, this property will appeal to working professionals, first-time buyers, and those seeking luxury downsizing.

Approach via a private driveway providing off-road parking, and step into the inviting front entrance porch. The extensive living room impresses with generous proportions and a high level of decoration, centred around a modern feature electric fire. This bright living space seamlessly flows into an equally well-proportioned dining area. At the rear of the property, discover a recently fitted modern shaker kitchen, complete with an abundance of wall, base, and tower units, integrated appliances, and stylish contrasting work surfaces.

Upstairs, two large double bedrooms await, both neutrally decorated. The property is well-served by the fully tiled main family bathroom, boasting a bath with overhead shower, WC, and vanity wash hand basin.

Outside, the private rear garden offers tranquillity and seclusion, with a large patio terrace extending around the exterior of the property. Ideal for entertaining or extending, the patio leads to a turfed lawn bordered by timber fencing and a selection of plants and shrubs.

With a comfortable 703 square feet of living accommodation and equipped with gas central heating and double glazing throughout, this property invites you to experience modern comfort and convenience. Schedule your viewing today to fully appreciate all that this home has to offer.





KEY FEATURES

STYLISHLY RENOVATED
SEMI DETACHED PROPERTY

TWO BEDROOMS

FINISHED TO A HIGH
STANDARD THROUGHOUT

20' LOUNGE

RECENTLY FITTED KITCHEN

PRIVATE REAR GARDEN

OFF ROAD PARKING



