

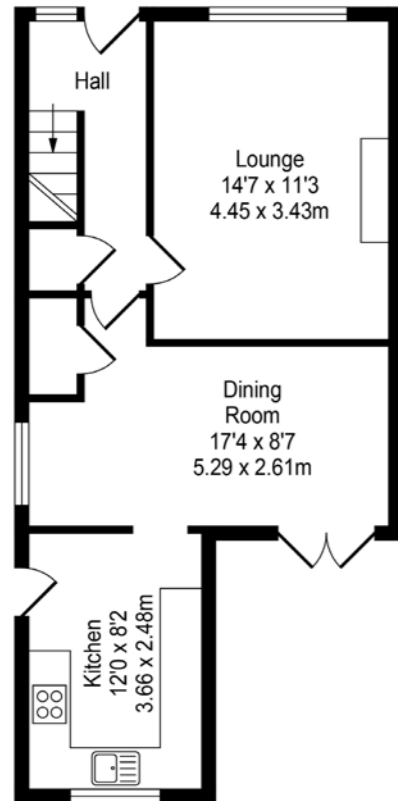


Ormskirk: 01695 570102  
 Southport: 01704 778668

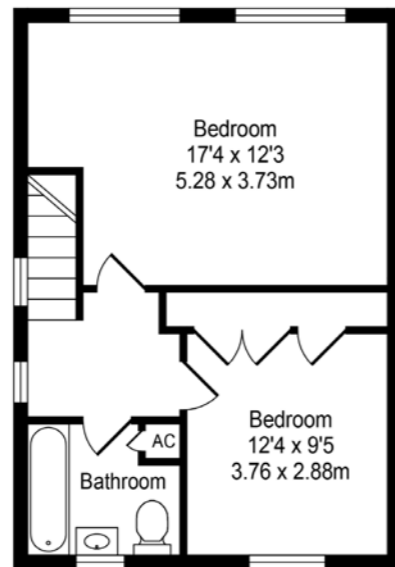
Parbold: 01257 442789  
 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 942 Sq.ft. (87.50 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 511 Sq.Ft (47.46 Sq.M.)



Approx. Floor Area 431 Sq.Ft (40.04 Sq.M.)



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 bring to market this spacious and beautifully maintained two-bedroom semi-detached property, located along the popular Carroll Crescent in Ormskirk. The property is particularly well placed just a short distance from Ormskirk Town Centre and its many popular amenities, highly regarded local schools and excellent rail and transport links. This flexible property presents an ideal opportunity for first time buyers, working professionals and buy to let landlords alike.

Access is provided via modern front entrance. To the ground floor the entrance hallway leads through to a large and tastefully decorated main lounge. Centrally located is a light and airy dining room which opens to the kitchen, complete with an array of modern wall and base storage units, a selection of integrated appliances and stylish contrasting work-surfaces.

The first floor provides two spacious and well-proportioned double bedrooms, both of which enjoy a pleasant outlook over the gardens. The property is well served by a modern family bathroom comprising bath with overhead shower, WC and wash hand basin.

Externally the rear of the property provides an extensive garden which is bordered by established hedges and is predominantly laid to lawn with a patio area. The rear garden is not overlooked.

The property is beautifully maintained throughout with other features such as driveway for off road parking, central heating, double glazing throughout and lovely neutral decor. Internal inspection is highly advised and early viewing will be essential to avoid disappointment.





KEY FEATURES

- SPACIOUS SEMI DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- TASTEFULLY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- EXTENSIVE REAR GARDEN
- OFF ROAD PARKING



